



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: RS2022-1546, **Version:** 1

A Resolution requesting inspection of the condition and cost of rehabilitation of the structure located at the 88 Hermitage Avenue property be made prior to the acquisition of this property by the Metropolitan Government.

WHEREAS, Resolution No. RS2022-1507, currently pending before the Metropolitan Council, would approve an option agreement between the Metropolitan Government and the State of Tennessee authorizing the purchase of the property located at 88 Hermitage Avenue in Downtown Nashville; and

WHEREAS, this property is the former home of the Tennessee School for the Blind, and the former school building (herein referred to as the "structure"), built in the 1940s, remains on the property today; and

WHEREAS, the current condition and status of this structure on the 88 Hermitage Avenue property is unknown. While many have expressed a desire to preserve and rehabilitate the structure, understanding the condition of the structure prior to the purchase is essential; and

WHEREAS, while preservation of historically significant structures is a public good, restoration and renovation of historic properties can be costly and much of this cost is determined based on the current condition of the structure; and

WHEREAS, RS2022-1507 proposes to spend \$20,300,000 for the purchase of the 88 Hermitage Avenue property, and the cost of preservation and rehabilitation of the structure would be in addition to the purchase price; and

WHEREAS, while an appraisal was provided to the Council, the appraisal provided used a sales comparison approach. Instead, the Council should be provided with a cost approach appraisal for the 88 Hermitage Avenue property; and

WHEREAS, prior to purchasing this property, it is important to know the condition of the structure in order to determine whether the structure can be preserved and rehabilitated and what the cost of this process will be, including the current value of the property.

NOW, THEREFORE BE IT RESOLVED BY THE METROPOLITAN COUNTY COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. The Metropolitan Council goes on record as requesting that an inspection of the condition of the structure, formerly the Tennessee School for the Blind, on the 88 Hermitage Avenue property, subject to the option agreement currently pending before the Council as Resolution No. RS2022-1507, be performed. This inspection of the condition of the structure should include an analysis of any major issues or concerns with the structure, foundation, wiring, plumbing, and any damage to the structure or the presence of any outdated building materials that may cause health concerns. Further, this inspection should include an analysis of the approximate cost to preserve and rehabilitate the structure.

Section 2. This inspection along with a cost approach appraisal should be provided to the Metropolitan Council prior to the purchase of the 88 Hermitage Avenue property by the Metropolitan Government.

Section 3. This Resolution shall take effect from and after its adoption, the welfare of the Metropolitan Government requiring it.

