

TROY

Make it yours.



Wednesday, July 12, 2023

In an on-going effort to keep our downtown businesses, residents and visitors informed as to the latest status of the West Main Street closure, we are providing a weekly update each Wednesday until the Cherry Street to Plum Street block is opened back up to vehicles.

BACKGROUND

On June 16, 2023 the Miami County/Troy Chief Building Official (CBO), his Structural Engineer, as well as the Troy Fire Chief and Assistant Chiefs conducted an on-site inspection of the building located at 112-118 West Main Street, also known as the Tavern Building. As a result of that inspection, the CBO's Structural Engineer determined "the possibility of collapse of the northern wall of this structure is a grave concern...it is obvious that this structure is beyond reasonable repair and should be demolished due to it being a safety concern for human life and potential damage to adjacent structures."

Based on that report, the CBO has ordered that all unsafe conditions be abated immediately and the Miami County Prosecutor filed a court motion requesting the Judge to order it demolished. The CBO and Fire Chief also certified "...that the demolition of [The Tavern Building] is required by public safety because of unsafe or dangerous conditions." On June 24th, the City installed barricades at the intersections of West Main Street between Cherry and Plum Streets. That section of West Main Street remains closed to vehicular traffic, as well as to pedestrian traffic in front of the Tavern Building. The City has created 11 parking spots on the east side of the street closure, to provide temporary support for the small businesses located there.

CURRENT STATUS AS OF ABOVE DATE

The Court has selected Structural Engineer Daniel Geers of Dublin, Ohio as the "independent expert witness" identified in its June 23rd Order. The parties have until Friday, July 14, 2023 to object. Regardless, the CBO order requiring the Tavern Building owner to demolish the structure remains in effect. As such, West Main Street from Cherry to Plum Streets will remain closed until that order is rescinded.

OTHER DEVELOPMENTS OF NOTE

1. The City of Troy has filed paperwork with the Court stating that it is no longer seeking an injunction to prohibit the demolition of the building;
2. Miami County has filed a Notice of Appeal of the Common Pleas June 23rd Order to the Second District Court of Appeals; and,
3. In response to public statements made at the Troy City Council meeting held on Monday, July 3, 2023, Architect Patrick Hansford submitted a letter to Mayor Oda and Troy City Council refuting the claims made. A copy of that letter is attached to this update.

CONTACT

The City of Troy is committed to providing up-to-the-minute information regarding this unfortunate issue and will be monitoring its status and will post updates on our social media and websites. Contact (937) 335-1725 if questions.

Patrick Hansford

37 Mace Avenue
Winthrop, ME 04364

July 6, 2023

Mayor Oda and City Council
City of Troy
c/o Patrick Titterington
101 South Market Street
Troy, OH 45373

Mayor Oda, Council President Lutz, and members of Council,

It has come to my attention that my name was referenced in public testimony during the July 3, 2023 City Council Meeting. I have watched the video of Council's meeting and transcribed this person's testimony. ([YouTube. City Council for 7/3/2023 \(Part 2 of 2\). Time: 57:58-59:45](#)) See attached.

During Dawna Elko's public comments, she stated the following:

"When you were about to get the third one, you have to throw a wrench in the fire. Just like you hired Patrick Henson... Hansford. He admitted doing it. He put it on Facebook, He also said that you called him in in 2020."

This statement is false. Mr. Titterington is absolutely correct when he stated "He was not hired by the City. We had no idea he was doing what he did."

I have not been contacted nor have I have been contracted by the City of Troy or any of City staff to provide my professional opinion concerning the building located at 112-118 West Main Street. I transitioned my practice to the Academy in the Fall of 2019; prior to the January 2020 tornado. I was an Assistant Teaching Professor (By Invitation) at Bowling Green State Univeristy from 2019-2022. I am currently an Assistant Professor of Architecture (Tenure Track) at the University of Maine Augusta.

The only projects that I have been contracted for since joining the Academy are 1) a historic building study for the City of Springboro and 2) a private contract for a building reuse study.

I created a three-part video presentation and published them on YouTube concerning the building at 112-118 West Main Street. The videos are based on my professional knowledge of the building and my extensive professional experience in historic preservation. I prepared the videos for educational purposes. I wanted to dispel statements being made about the Tavern, the National Register of Historic Places, and funding historic preservation projects. Within the Academy, the prepared videos are considered "Applied Scholarship".

Let me be very clear. I have never stated on social media or elsewhere that I was hired by the City of Troy concerning the current situation with the "Tavern" building.

IN FACT - I have not been contacted, contracted or encouraged by anyone within the City of Troy, owners of the "Tavern" or any other entity to create my presentation. I have not been compensated for the videos.

To restate what was stated in the first of the my three presentations, I was hired by the City of Troy in 2005 to develop a master plan (with a cost estimate) for the first floor of 112-118 West Main Street. At that time the building and business was owned by Mr. David Kuo. Mr. Jim Dando, the Economic Development Director at the time, hoped to use the report to assist the redevelopment of the building and as a precursor to applying for future historic downtown CDBG funding for the 100 block of West Main Street. In 2011, I toured the building with a client who was interested in purchasing the building, which they did not purchase. I have had no other affiliation with the "Tavern" building over the past 12 years.

To Summarize:

- a. I have not been contacted by the City of Troy, City Staff or Miami County to provide my professional opinion of the current situation at 112-118 West Main Street.
- b. I have not been hired by the City of Troy, Miami County, or or any other entity to provide my professional opinion of the current situation at 112-118 West Main Street.
- c. I have not contacted the City of Troy, City Staff, or Miami County to provide my professional opinion of the current situation at 112-118 West Main Street.
- d. I created the 3-part YouTube presentation for educational purposes on my personal time based on my professional knowledge and research of 112-118 West Main Street, the National Register of Historic Places, and funding of historic preservation projects. I have used the videos for teaching research and analysis of historic buildings and the National Register of Historic Places.
- e. Unlike Ms. Elko, **I DO NOT have a vested interest** in the sale, redevelopment, or removal of 112-118 West Market Street.

I apologize for having to write this letter, but as you can see there are people willing to make false statements to support their position. My only recourse is to write this letter hoping that you will read it into the record.

Thank you.

Sincerely,



Patrick A. Hansford, NCARB, CSI, CDT
Ohio Registered Architect # 9448

ATTACHMENT

Dawna Elko's Public Statement
July 3, 2023 City Council Meeting
[YouTube. City Council for 7/3/2023 \(Part 2 of 2\)](#)

(57:58 - 59:45)

“My name is Dawna Elko and I live at 1348 Fleet Road and I just so happen to be the listing agent and selling agent of this particular building that I had listed for six months. The idea that there was no interest in this building is absolutely ridiculous. As a matter of fact I had two contracts on it. I had three architects in it. I had contractors in it. Every single one of them stated that it was sound. The other thing is for a building to be sold, you have to be allowed in it. No one has been allowed in this building for three years and it's been listed under contract. So when you look at it in the Loop Net, it's considered under contract. So the idea that *there wasn't (garbled)* a proposed that this building doesn't have any life left in it and nobody wants it is an outright lie.

Patrick this one is for you. I am tired of your excuses, your lies, your back pedaling, and everything else you've done. You've had engineering reports that agreed with each other (Mr. Lutz: Keep personalities out of it please).

I was trying to finish a sentence.

We had two engineering reports that agreed with each other. When you were about to get the third one, you have to throw a wrench in the fire. Just like you hired Patrick Henson... Hansford. He admitted doing it. He put it on Facebook, He also said that you called him in in 2020.

(Mr. Titterington: He was not hired by the City. We had no idea he was doing what he did.)

Well then you better tell him that because he didn't say that. He said that he was brought in several times. (Mr. Titterington: What) So I just want to say that it would be nice for one to be honest because we have lost integrity in you and your leadership and your ability to tell the truth.”

END OF DOCUMENT