



City of West Allis

Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
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R-2008-0247 Resolution In Committee

Resolution relative to authorizing the borrowing of up to \$250,000 from the Wisconsin State Trust Fund at an interest rate of 3.5 percent for a term of 5 years for the purpose of redevelopment of TIF #10 including property acquisition, environmental remediation and demolition of properties and no other purposes.

Introduced: 12/2/2008

Controlling Body: Administration & Finance Committee

COMMITTEE RECOMMENDATION

Adopted

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
DEC 02 2008			Barczak				
			Czaplewski				
			Kopplin	✓			
			Lajsic	✓			
			Narlock				✓
			Reinke	✓			
			Roadt				
			Sengstock				
		✓		Vitale	✓		
			Weigel				
			TOTAL	4	-		1

SIGNATURE OF COMMITTEE MEMBER

Kurt Kopplin
 Chair Vice-Chair Member

COMMON COUNCIL ACTION

adopt

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
12/2/08			Barczak	✓			
			Czaplewski	✓			
			Kopplin	✓			
			Lajsic	✓			
			Narlock				✓
			Reinke	✓			
			Roadt			✓	
			Sengstock	✓			
			Vitale	✓			
		Weigel	✓				
			TOTAL	8	1		1



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2008-0247

Final Action:
DEC 02 2008

Sponsor(s): Administration & Finance Committee

Resolution relative to authorizing the borrowing of up to \$250,000 from the Wisconsin State Trust Fund at an interest rate of 3.5 percent for a term of 5 years for the purpose of redevelopment of TIF #10 including property acquisition, environmental remediation and demolition of properties and no other purposes.

WHEREAS, by the provisions of Sec. 24.66 of the Wisconsin Statutes, all municipalities may borrow money for such purposes in the manner prescribed, and,

WHEREAS, by the provisions of Chapter 24 of the Wisconsin Statutes, the Board of Commissioner of Public Lands of Wisconsin is authorized to make loans from the State Trust Funds to municipalities for such purposes. (Municipality as defined by Sec. 24.60(2) of the Wisconsin Statutes means a town, village, city, county, public inland lake protection and rehabilitation district, town sanitary district created under Sec 60.71 or 60.72, metropolitan sewerage district created under Sec. 200.05 or 200.23, joint sewerage system under Sec. 281.43 (4), school district or technical college district.)

THEREFORE, BE IT RESOLVED, that the City of West Allis, in the County of Milwaukee, Wisconsin, borrow from the Trust Funds of the State of Wisconsin the sum of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000) for the purpose of financing land acquisition, environmental remediation and demolition of properties and for no other purpose.

The loan is to be payable within 5 years for the 15th day of March preceding the date the loan is made. The loan will be repaid in annual installments with interest at the rate of 3.5 percent per annum from the date of making the loan to the 15th day of March next and thereafter annually as provided by law.

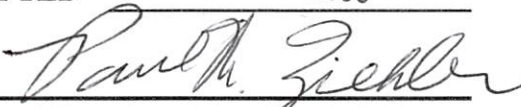
RESOLVED FURTHER, that there shall be raised and there is levied upon all taxable property, within the City of West Allis, in the County of Milwaukee, Wisconsin a direct annual tax for the purpose of paying interest and principal on the loan as they become due.

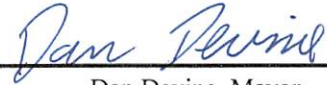
RESOLVED FURTHER, that no money obtained by the City of West Allis by such loan from the state be applied or paid out for any purpose except financing land acquisition, environmental remediation and demolition of properties without the consent of the Board of Commissioners of Public Lands.

RESOLVED FURTHER, that in case the Board of Commissioners of Public Lands of Wisconsin

agrees to make the loan, that the mayor and clerk of the City of West Allis, in the County of Milwaukee, Wisconsin, are authorized and empowered, in the name of the city to execute and deliver to the Commission, certificates of indebtedness, in such form as required by the Commission, for any sum of money that may be loaned to the city pursuant to this resolution. The mayor and clerk of the city will perform all necessary actions to fully carry out the provision of Chapter 24, Wisconsin Statutes, and these resolutions.

RESOLVED FURTHER, that this preamble and these resolutions and the aye and no vote by which they were adopted, be recorded and that the clerk of this city forward this certified record, along with the application for the loan, to the Board of Commissioner of Public Lands of Wisconsin.

ADOPTED DEC 02 2008

Paul M. Ziehler, City Admin. Officer, Clerk/Treas.

APPROVED 12/10/08

Dan Devine, Mayor



**DEPARTMENT OF ADMINISTRATION & FINANCE
FINANCE DIVISION**

Gary A. Schmid, CPA, CGFM
Manager of Finance/Comptroller
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Kristine Moen, CPA
Finance Supervisor
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Accountant
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Board of Commissioners of Public Land
125 South Webster Street, Room 200
P.O. Box 8943
Madison, WI 53708-8943

11/18/08

Dear Reviewer:

Please find two requests for two loans for the same project. One request is in the amount of \$250,000 for 5 years with a request to defer the principal amount until 2010. The second request is for \$1,500,000 for 20 years with a request to defer the principal amount until 2012. The purpose for the loans is to acquire a truck terminal, demolition the buildings and to clean-up land. We have an offer extend to the current owners at this time and we are expecting a response within the next two weeks. In the event you have any additional questions I may be reached at 414-302-8252 or gschmid@ci.west-allis.wi.us.

Sincerely,


Gary Schmid
Manager of Finance

WORKSHEET FOR MUNICIPAL APPLICATION REQUEST

Board of Commissioners of Public Lands
125 South Webster Street, Room 200
PO Box 8943
Madison, WI 53708-8943
Phone 608-266-0034

DATE 11/18/2008

MUNICIPALITY City of West Allis
(Indicate municipal type ... town, village, city, lake district, etc.)

CLERK NAME Paul Ziehler Phone #: 414-302-8294

CLERK ADDRESS 7525 W Greenfield Ave
West Allis WI 53214

CONTACT PERSON GARY SCHMIDT
(If different from Clerk)

CONTACT ADDRESS 7525 W Greenfield Ave
West Allis WI 53214

LOAN PURPOSE: TID #10 - Acquisition of the property

AMOUNT OF LOAN: \$250,000

TERM OF LOAN: 5 Years

We would like to request that the principal payments not start until 2010.

ESTIMATED COMPLETION DATE OF PROJECT OR ESTIMATED DELIVERY DATE OF EQUIPMENT: 1/31/09 - will be used to acquire the property. The date is only an estimate. It could happen prior to 12/31/09 if all goes well.

DATES OF NEXT TWO BOARD/COUNCIL MEETINGS: 12/2/08 + 12/16/08

ATTACH MINUTES OF BOARD/COUNCIL MEETING. HIGHLIGHT PERTINENT SECTION.

Paul Ziehler
Clerk Signature - REQUIRED
CAO, et al.

WORKSHEET FOR MUNICIPAL APPLICATION REQUEST

Board of Commissioners of Public Lands
125 South Webster Street, Room 200
PO Box 8943
Madison, WI 53708-8943
Phone 608-266-0034

DATE 11/18/2009

MUNICIPALITY City of West Allis
(Indicate municipal type ... town, village, city, lake district, etc.)

CLERK NAME Paul Ziebler Phone #: 414-302-8294

CLERK ADDRESS 7525 W Greenfield Avenue
West Allis WI 53214

CONTACT PERSON GARY SCHMID
(If different from Clerk)

CONTACT ADDRESS 7525 W Greenfield Ave
West Allis WI 53214

LOAN PURPOSE: TIF #10 - Acquisition / Demolition / Clean-up of
Property -

AMOUNT OF LOAN: \$1,500,000 - We would like to request that
TERM OF LOAN: 20 Years the principal payments start
in 2012

ESTIMATED COMPLETION DATE OF PROJECT OR ESTIMATED DELIVERY DATE
OF EQUIPMENT: The purchase of the property should occur prior to 1/31/2009

AND the remaining cost for Demolition & Cleanup should be
DATES OF NEXT TWO BOARD/COUNCIL MEETINGS: 12/2/08 & 12/16/08 Done prior to 11/1/09.

ATTACH MINUTES OF BOARD/COUNCIL MEETING. HIGHLIGHT PERTINENT SECTION.

Paul Ziebler
Clerk Signature - REQUIRED
CAO, CL/TN



Douglas La Follette, *Secretary of State*
Dawn Marie Sass, *State Treasurer*
J.B. Van Hollen, *Attorney General*
Tia Nelson, *Executive Secretary*

125 S. Webster Street
Room 200
PO Box 8943
Madison, WI 53708-8943

608 266-1370 INFORMATION
608 266-0034 LOANS
608 267-2787 FAX
bcpl.state.wi.us

Managing Wisconsin's trust assets for public education.

Dear Municipal Official:

Thank you for inquiring about a Trust Fund loan. Attached please find an outline titled "Steps to Request a Municipal Application" and a "Worksheet for Municipal Application Request" form.

The current interest rates for Trust Fund loans used for purposes other than refinancing prior service pension liability obligations are:

<u>Term</u>	<u>Interest Rate</u>
Up to 5 years	3.50%
Over 5 up to 10 years	4.50%
Over 10 up to 20 years	5.50%

The current interest rates for Trust Fund loans used for refinancing prior service pension liability obligations are:

<u>Term</u>	<u>Interest Rate</u>
Up to 5 years	4.25%
Over 5 up to 10 years	5.25%
Over 10 up to 20 years	6.25%

The current loan application limit per calendar year is \$5,000,000.

Interest rates, which are set by the Board of Commissioners of Public Lands, are subject to change. However, once a loan is approved at a certain rate, the rate remains constant for the duration of the loan.

Please contact our Loan Analyst at (608) 266-0034 if you have questions about the program. We appreciate your interest and look forward to working with your municipality.

STEPS TO REQUEST A MUNICIPAL APPLICATION

Please send a cover letter on municipal stationery along with the form called "Worksheet for Municipal Application Request." (See next page) Please include the following information on the worksheet:

1. The purpose of the loan
2. The exact amount of the loan
3. The term of the loan
4. The estimated completion date of the project and its current status, or, in the case of an equipment purchase, the expected date of delivery
5. Dates of the municipality's next two board meetings
6. The worksheet **must be signed by the clerk**

Please include a copy of the official minutes authorizing the project. An application cannot be sent if the minutes do not accompany the Worksheet.

Please send the completed worksheet and a copy of the minutes to:

Board of Commissioners of Public Lands
PO Box 8943
Madison, WI 53708-8943

Please contact our office at 608-266-0034 if you have any questions.

Gary Schmid

From: Gary Schmid
Sent: Tuesday, November 18, 2008 8:57 AM
To: John Stibal; Patrick Schloss
Cc: Paul Ziehler
Subject: State loans for TIF #10

I finished the preliminary paper work for the state loans for TIF #10 and I have requested Paul to review and sign the documents. I am suggesting we do a \$250,000 - 5 year 3.5% - I requested that the principal payment be deferred until 2010 and a second note for \$1,500,000 - 20 years - 5.5% - I requested that the principal payment be deferred until 2012. Depending how the property performs we can always pay the loan down early. Once we get the Ok from the state we will need to get the resolutions into council. I am hoping this can be done for the 12/2/08 meeting.

In the event the deal falls through we just need to notify the state. In the event we don't use all the requested funds - we just need to let the state know. Is there any reason we should increase the note size? At this time we are using the "least" value and have removed the grant funds that we would be eligible to obtain.

- Step 1 - the forms I filled out
- Step 2 - return documents to state
- Step 3 - state sends loan application to Paul
- Step 4 - application and proper resolution go to council (I am hoping this can be accomplished for the 12/2/2008 meeting)
- Step 5 - return application and minutes to state - they review (4 days)
- Step 6 - state review and forwards to Attorney General's Office
- Step 7 - attorney general's office reviews and gives final approval (14 days)
- Step 8 - attorney general's offices sends approval letter (2-3 days)
- Step 9 - we send in verification of expenditure forms (60 days or less)
- Step 10 - we receive certificate of indebtedness (2-3 days)
- Step 11 - we sign certificate and return to state (2-5 days)
- Step 12 - we receive amortization schedule by mail (2-7 days)

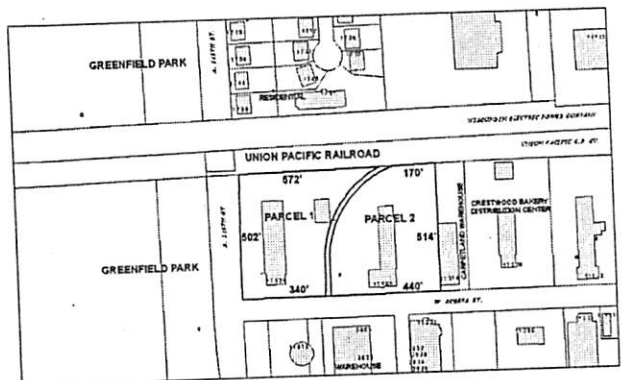
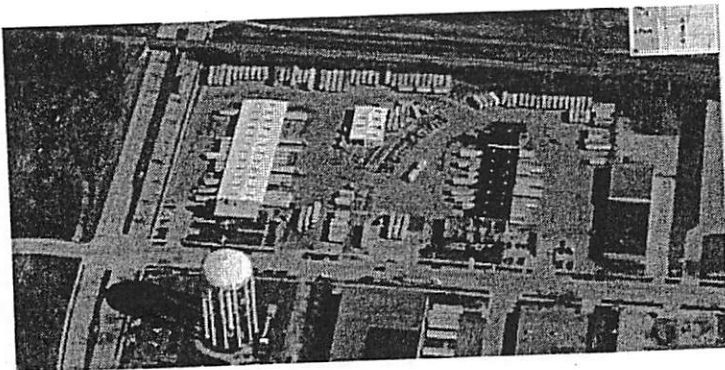
Does anyone recall if we published anything in the newspaper when we did the state loan last time?

Gary Schmid
City of West Allis
Comptroller/Manager of Finance
414-302-8252



**PROJECT PLAN FOR THE CREATION OF
TAX INCREMENTAL DISTRICT NUMBER TEN,
CITY OF WEST ALLIS, WISCONSIN**

**FORMER TRUCK TERMINAL
116th and Rogers**



- Plan Commission -Review
 - Joint Review Board - Organizational Meeting
 - CDA – Public Hearing
 - CDA – Plan Approval
 - City Council - Adoption
 - Joint Review Board
- June 25, 2008
June 26, 2008
July 8, 2008
July 8, 2008
August 5, 2008
August 6, 2008

**Prepared by:
Department of Development
City of West Allis**

June 23, 2008