

44



City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
R-2004-0116	Resolution	In Committee
Resolution Approving the Cooperation Agreement by and between the Community Development Authority and the City of West Allis for Tax Incremental District Number Six - S. 67 and W. Becher Place Light Industrial Park Redevelopment Project.		
Introduced: 4/5/2004		Controlling Body: Safety & Development Committee

COMMITTEE RECOMMENDATION

ADOPT

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>4/5/04</u>			Barczak				
		<input checked="" type="checkbox"/>	Czaplewski	<input checked="" type="checkbox"/>			
			Kopplin				
			Lajsic	<input checked="" type="checkbox"/>			
		<input checked="" type="checkbox"/>	Narlock	<input checked="" type="checkbox"/>			
			Reinke	<input checked="" type="checkbox"/>			
			Sengstock				
			Trudell				
			Vitale				
			Weigel	<input checked="" type="checkbox"/>			
		TOTAL		<u>5</u>	<u>0</u>		

SIGNATURE OF COMMITTEE MEMBER (RECORDER)

[Handwritten Signature]

Chair

Vice-Chair

Member

COMMON COUNCIL ACTION

ADOPT

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>APR 05 2004</u>			Barczak	<input checked="" type="checkbox"/>			
			Czaplewski	<input checked="" type="checkbox"/>			
			Kopplin	<input checked="" type="checkbox"/>			
			Lajsic	<input checked="" type="checkbox"/>			
		<input checked="" type="checkbox"/>	Narlock	<input checked="" type="checkbox"/>			
			Reinke	<input checked="" type="checkbox"/>			
			Sengstock	<input checked="" type="checkbox"/>			
			Trudell <i>ex</i>				<input checked="" type="checkbox"/>
			Vitale	<input checked="" type="checkbox"/>			
		Weigel	<input checked="" type="checkbox"/>				
		TOTAL		<u>9</u>	<u>0</u>		<u>1</u>

c: Atty's Office
Dev. Dept.

COMMITTEES OF THE WEST ALLIS COMMON COUNCIL 2003

ADMINISTRATION AND FINANCE

Chair: Alderperson Czaplewski
V.C.: Alderperson Kopplin
Alderspersons: Barczak
 Lajsic
 Reinke

ADVISORY

Chair: Alderperson Reinke
V.C.: Alderperson Vitale
Alderspersons: Kopplin
 Lajsic
 Narlock

LICENSE AND HEALTH

Chair: Alderperson Barczak
V.C.: Alderperson Sengstock
Alderspersons: Kopplin
 Trudell
 Vitale

SAFETY AND DEVELOPMENT

Chair: Alderperson Lajsic
V.C.: Alderperson Weigel
Alderspersons: Czaplewski
 Narlock
 Reinke

PUBLIC WORKS

Chair: Alderperson Narlock
V.C.: Alderperson Trudell
Alderspersons: Sengstock
 Weigel
 Vitale



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2004-0116

Final Action:

Resolution Approving the Cooperation Agreement by and between the Community Development Authority and the City of West Allis for Tax Incremental District Number Six - S. 67 and W. Becher Place Light Industrial Park Redevelopment Project.

WHEREAS, the City of West Allis and the Community Development Authority of the City of West Allis are desirous of redeveloping the area generally described as S. 67 and W. Becher Place Light Industrial Park Redevelopment Project; and,

WHEREAS, the City of West Allis has created Tax Incremental District Number Six to pay for the costs of such improvements; and,

WHEREAS, the Community Development Authority of the City of West Allis is willing to issue Two Million Three Hundred Fifty-four Thousand One Hundred and 00/100 Dollars (\$2,354,100) in General Obligation Bonds/Notes to fund the project.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the Cooperation Agreement for the S. 67 and W. Becher Place Light Industrial Park Redevelopment Project by and between the City of West Allis and the Community Development Authority of the City of West Allis, a copy of which Agreement is attached hereto and made a part hereof, be and the same is hereby approved.

BE IT FURTHER RESOLVED that the Mayor and City Administrative Officer-Clerk/Treasurer are hereby authorized and directed to execute and deliver the aforesaid Agreement on behalf of the City.

ATTR-CoopAgreement-S67 & W Becher Place

ADOPTED

April 5, 2004

Paul M. Ziehler

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

APPROVED

April 9, 2004

Jeannette Bell

Jeannette Bell, Mayor

**COOPERATION AGREEMENT
TAX INCREMENTAL DISTRICT (TID) NUMBER SIX
S. 67 AND W. BECHER PLACE LIGHT INDUSTRIAL PARK**

This Cooperation Agreement (hereinafter referred to as "Agreement") is entered into this 13th day of April, 2004, by and between the CITY OF WEST ALLIS, a municipal corporation (the "City") and the COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF WEST ALLIS, a public body, corporate and politic, created and existing under the laws of the State of Wisconsin (the "Authority");

W I T N E S S E T H:

WHEREAS, the Authority with the cooperation of the City has undertaken to acquire and redevelop certain blighted property (hereinafter called "Project") located in the area of TID Number Six in the City of West Allis and County of Milwaukee, State of Wisconsin (the "Project Area"), more particularly described and depicted on Map No. 1 - Project Boundaries, Tax Incremental District Number Six Project Plan, which is attached as Exhibit "A" and made a part hereof; and,

WHEREAS, the City may, among other things, loan or contribute funds to the Authority for the purpose of carrying on redevelopment as provided in Wis. Stats. Sec. 66.1333(13); and,

WHEREAS, the Authority authorized execution hereof by Resolution No. 462, adopted April 13, 2004, and the City authorized execution hereof by Resolution No. R2004-0116, adopted April 5, 2004; and,

WHEREAS, the City will provide financial assistance and cooperate with the Authority to provide, among other things, 100% of the cost of the Project to the Authority so that the Authority might carry out the entire Project.

NOW, THEREFORE, the parties hereby mutually agree as follows:

1. **Project Definition**. The Authority agrees to participate in the redevelopment of the Project Area and eliminate its status as blighted property.

2. Establishment of Funds. The City will provide to the Authority, from such sources as determined by the Common Council, in the presently estimated amount of Two Million Three Hundred Fifty-Four Thousand One Hundred Dollars (\$2,354,100) for the redevelopment of the Project Area including acquisition of the Property and to pay for site improvements, administration, and other costs attendant to the Project, as generally specified in Tax Incremental District Number Six Project Plan, Page vi, Section B – Total Property Redevelopment Costs and attached as Exhibit "A" and made a part hereof; such funds as approved by the Common Council to be made available to the Authority upon approval by the Administration and Finance Committee as may be appropriate, and upon requisition by the Executive Director of the Authority according to a procedure mutually agreed upon between the City Comptroller and the Executive Director. The requisitioned funds shall be placed in a separate bank account by the Authority and shall not be commingled with other funds of the Authority. The Authority shall draw from said deposit funds as necessary to pay for the obligations incurred under the Project. If funds in excess of the aggregate amount stated above become necessary to complete the Project, such funds must be approved by the Common Council through usual budgetary procedures.

3. Project Receipts. Receipts of the Authority from sale of land as well as other Project income are to be deposited to the bank account of the Authority and may be used as required to meet expenditure obligations of the Authority in the carrying out of the Project. Any sums remaining upon conclusion of the Project will be returned to the City by the Authority.

4. Verification by Comptroller. The City Comptroller shall from time to time, as his judgment is appropriate, review the receipts and expenditures of the Authority in connection with the Project, and the City Comptroller shall have full power to make such audit

as is necessary to provide for a full accounting to the City. The City Comptroller shall conduct an audit and report to the Common Council with respect to the results of such audit. Upon completion of the Project, the Authority shall make a full accounting to the City of income received and amounts expended and shall return to the City all unused and unneeded funds.

5. Construction of Improvements. The City will construct or cause to be constructed within the Project area at a time mutually agreeable to the City Engineer and the Authority such improvements as are necessary to the Project or as shall be determined by resolution of the Common Council. Said improvements will be fully paid for from the Project funds provided to the Authority in accordance with Paragraph 2 above.

6. Supplemental Redevelopment Activity by City.

A. The City, at no cost to the Authority, will take such lawful actions as may be deemed by the City and the Authority to be necessary or desirable in connection with the Project.

B. The Department of Development and the Office of the City Attorney shall assign sufficient personnel to implement and complete the Project in accordance with the Service Agreement between the City and the Authority.

7. Interest Payments. Any sums payable hereunder by either party to the other shall not bear any interest, but any interest earned on such sums shall be deposited by the Authority in accordance with Paragraph 3 above.

8. Compliance with Laws. The Authority agrees to comply fully with all applicable local, state and federal laws, ordinances, rules and regulations relating to the Project and any funding provided therefore.

IN WITNESS WHEREOF, the City and the Authority have caused this Agreement to be duly executed the day and year first above written.

In the Presence of:

Hermine Couterier

Hermine Couterier

CITY OF WEST ALLIS

By: Jeannette Bell (SEAL)
Jeannette Bell, Mayor

Attest: Paul M. Ziebler (SEAL)
Paul M. Ziebler
City Administrative Officer, Clerk/Treasurer

In the Presence of:

Jan M. Proskus

Jan M. Proskus

**COMMUNITY DEVELOPMENT
AUTHORITY OF THE CITY OF
WEST ALLIS**

By: Gerald Matter (SEAL)
Gerald Matter, Chairman

Attest: John F. Stibal (SEAL)
John F. Stibal, Executive Director

COMPTROLLER'S CERTIFICATE

Countersigned this 4 day of MAY, 2004
and I certify that the necessary funds have been
provided to pay the liability that may be incurred,
by the City of West Allis under this Agreement.

Gary Schmid
Gary Schmid, Chief Financial Officer-
Manager Finance/Comptroller

Approved as to form this 18 day
May 2004

Scott Post
Scott Post,
City Attorney

TAX INCREMENTAL DISTRICT NUMBER SIX

CITY OF WEST ALLIS

PROJECT PLAN

S. 67 and W. Becher Place Light Industrial Park

(Current Sealite Roofing)



1960 S. 67 Place

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

Last Revision date as of: 1.21.04

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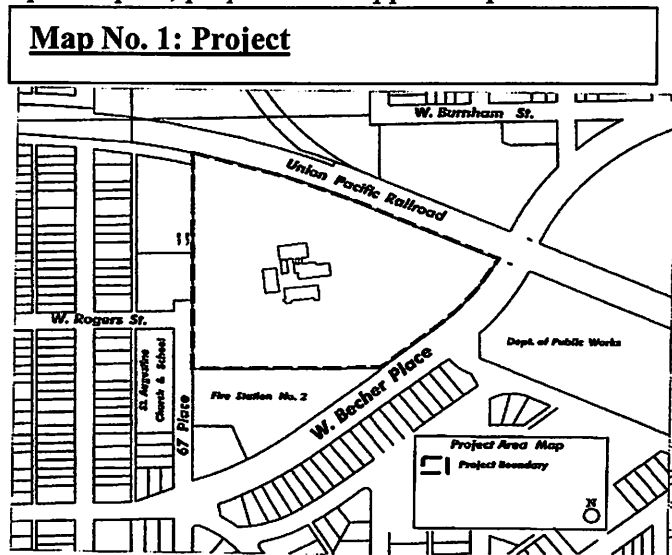
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I. Introduction

This document is the Project Plan (“Project Plan”) for Tax Incremental District Number Six, City of West Allis (the “District”). The Project Plan has been prepared in conformance with the provisions of Wisconsin Statutes Section 66.1105 (the “Tax Increment Law”).

The District consists of 11.61 acres of land located at 1960 S. 67 Place. It is between W. Becher Place and S. 67 Place next to Fire Station #2, often referred to as the “Lime Pit” because of the lime stored on the site for many years. The District boundaries are coterminous with those of a redevelopment plan, prepared and approved pursuant to Wisconsin Statutes Section 66.1333. The “67 & Becher Place Redevelopment Plan,” which addresses opportunities for redevelopment in the district. The goals, objectives and strategies set forth in the Redevelopment Plan are consistent with those of the District.

The Redevelopment Plan will be implemented by the Community Development Authority (the “Authority”) of the City of West Allis.



II. Statement of Project Area

The District is bounded on the **north** by the Union Pacific railroad tracks, on the **east** by Becher Place, on the **south** by the West Allis Fire Station #2, and on the **west** by S. 67th Place. A map of the District is shown below. A legal description is provided in Exhibit No. 1 – Legal Description. The total area of the District is 11.61 acres contained entirely within a single property.

III. Project Plan Goals and Objectives

The creation of the District promotes the orderly development of the City as follows:

Goals:

1. To reverse the below-average increase in tax base and to increase the economic vitality of the neighborhood by eliminating blighted, underutilized property and by encouraging new private/public development
2. To broaden the property tax base of the community.

3. To reposition this industrial area, created in the early 1900's, to be competitive in the 21st Century.
4. To directly serve to rehabilitate or conserve the area.
5. To eliminate blight and prevent the development and spread of blighted areas.

Objectives:

1. Eliminate obsolescent and deteriorating buildings, blighting influences and environmental deficiencies, which detract from the functional unity, aesthetic appearance, economic welfare and prevent the recurrence of blight and blighting conditions in the surrounding neighborhood and on the Former Air Reduction Company site.
2. Eliminate underutilized land and environmentally hazardous conditions.
3. Divide land into parcels functionally adaptable with respect to shape and size for disposition and redevelopment in accordance with development needs and standards.
4. Remove deteriorated, obsolescent, blighted and structurally substandard buildings for uses permitted in this Plan.
5. Provide for the orderly physical and economic growth of this parcel through planned and controlled redevelopment.
6. Foster redevelopment activities included in this project, which are consistent with uses permitted in this Plan, the sound needs and growth of the surrounding area, and the community as a whole.
7. Assure redevelopment incorporating architectural design, site planning, landscaping, signage, public art and amenity lighting, which are aesthetically pleasing and compatible with existing development in the area.
8. Foster economic development by providing facilities, which generate employment opportunities and/or new housing for city residents.
9. Provide economic development loans and/or grants to qualified redevelopers consistent with the goals and objectives of this Plan.
10. Provide project and site improvements, including the installation, construction, or reconstruction of streets, alleys, pedestrian ways, parking lots, utilities, and other related improvements necessary for carrying out the objectives of this Plan.

11. Achieve private redevelopment, which will add to the tax base of the City of West Allis and stimulate business activity in this part of the city.

IV. Existing Land Uses and Conditions:

BLIGHTING INFLUENCES:

According to the Wisconsin Department of Natural Resources (WDNR) public access file, the records from the West Allis Building Inspections files and observations of current operations, there are three major causes of blight in the project area — 1) the presence of environmentally hazardous conditions, 2) the presence of deteriorated and dilapidated structures and 3) increasing geotechnical degradation of the site.



1) Environmentally Hazardous Conditions: The former Industrial Landfill has been used as a carbide gas manufacturing plant, a waste storage and transfer facility, an oil/hazardous waste trucking terminal, and a salvage/junkyard. Much of the site was a lime pit, used to store lime slurry, a byproduct of manufacturing carbide gas. Over the years, a variety of contamination has occurred on the site, including small oil spills and lime slurry discharge. The actual amount of contamination is unknown at this time. The WDNR has conducted a few basic site investigations on the property, and the property is subject to a WDNR Stipulation and Order in a pending remediation matter.

Over the years, lime residue has leached into the groundwater along the boundaries of the site, creating an environmental hazard. According to the WDNR, the lime slurry is slightly caustic and has a high pH level, which poses a threat to the local environment.

The WDNR has ordered the current property owner to completely remove the remaining lime and take basic environmental remediation actions since, although the owner has failed to meet deadlines set by the WDNR several times in the past, the owner is current with all WDNR requirements under the Stipulation and Order now. The lime has been removed from the pit and placed in piles in one corner of the site, which is still a cause of area contamination. Pursuant to the Stipulation and Order, WDNR has required the owner to remove all piles of lime slurry.

Currently, the property owner leases out portions of the site to various construction and trucking related businesses that store their equipment on the property. In 1998, a former oil-trucking tenant had a tanker truck spill 200 gallons of oil onto the ground. An independent environmental engineering firm was called to investigate the spill however,

the WDNR requested additional investigations, which have yet to be reported by the oil-trucking tenant.

2) Deteriorated and Dilapidated Structures: The property, formerly occupied by a carbide gas manufacturer, can be characterized as an older manufacturing site with dilapidated industrial structures, warehouses, and garages. The property contains four deteriorating and dilapidated metal and brick industrial/storage buildings varying in size between approximately 3600 to 5500 square feet. The site also has large deteriorating storage standing near the former lime

Over several years, the property has received numerous building code violations for conditions that deemed unsafe and/or unsanitary by the City of Allis. The Building Code violations range from abandoned vehicles and

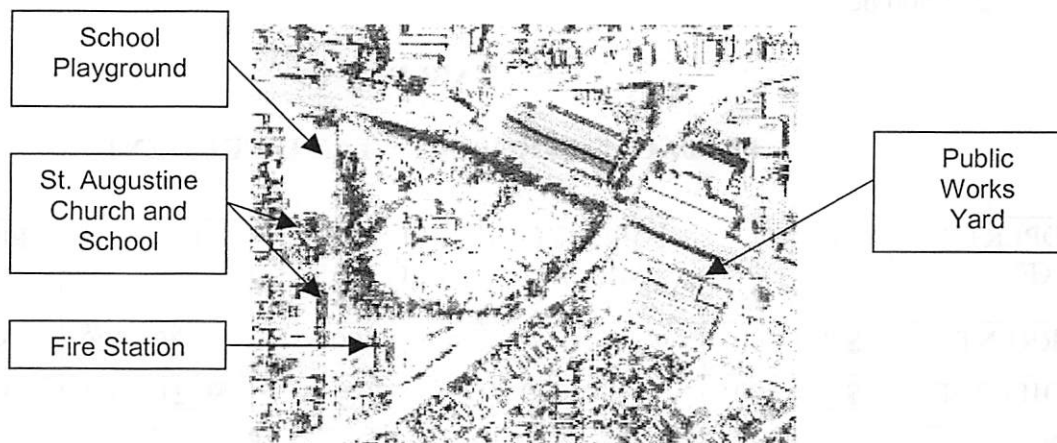


two silos
pit.

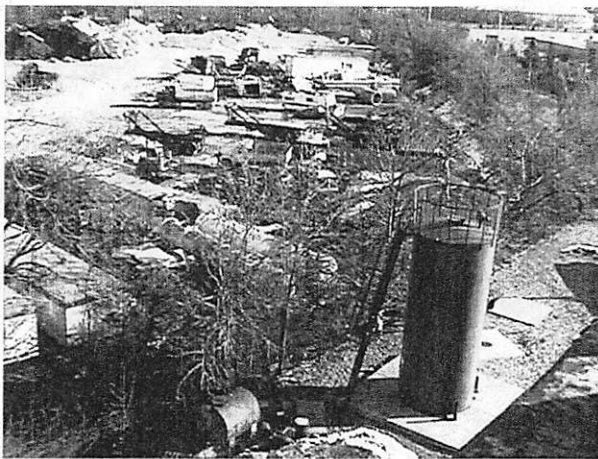
were
West

vehicle parts, improper storage of materials in roof trusses, leaky roofs, and structurally unstable loading docks to improperly ventilated toilet rooms. It is these continuous and numerous code violations that match the State of Wisconsin's definition of a blighted area.

Observations of the site from the West Allis Fire Department's Training Tower to the South, clearly display that the site has the unkempt appearance of a junkyard. Buildings on the site are in poor condition and much of the site is used to store truck trailers and dumpsters. The St. Augustine Church and School are immediately adjacent to the property with the school's playground dangerously close to the site's hazardous conditions.



3) Increasing Geotechnical Degradation: The lime pit that once existed on the site is currently being filled in with dirt, gravel, and broken pieces of concrete. This action of accepting waste fill material further diminishes the geotechnical soil bearing capacity of the site and further exacerbates the potential reuse of the site. Any fill material deposited on this site that is not compacted will have to be excavated and material that is unsuitable



for placing footings & foundations will have to be removed from the site. The additional handling, trucking and disposal costs will be considerable. Any remaining suitable fill will still have to be compacted in about 8" to 12" lifts.

In general, a property can be considered blighted as evidenced by the blight that exists as a result of the environmentally hazardous conditions and deteriorated structures on the property, according to Wisconsin State Statute 66.1331.

Additionally, the fact that the land is valued more than the site improvements are further evidence that the site is grossly underutilized. The site in currently has an assessed Fair Market Value of 260,700 for land and only \$83,100 for improvements. The entire site currently generates less then \$10,300 in property taxes.

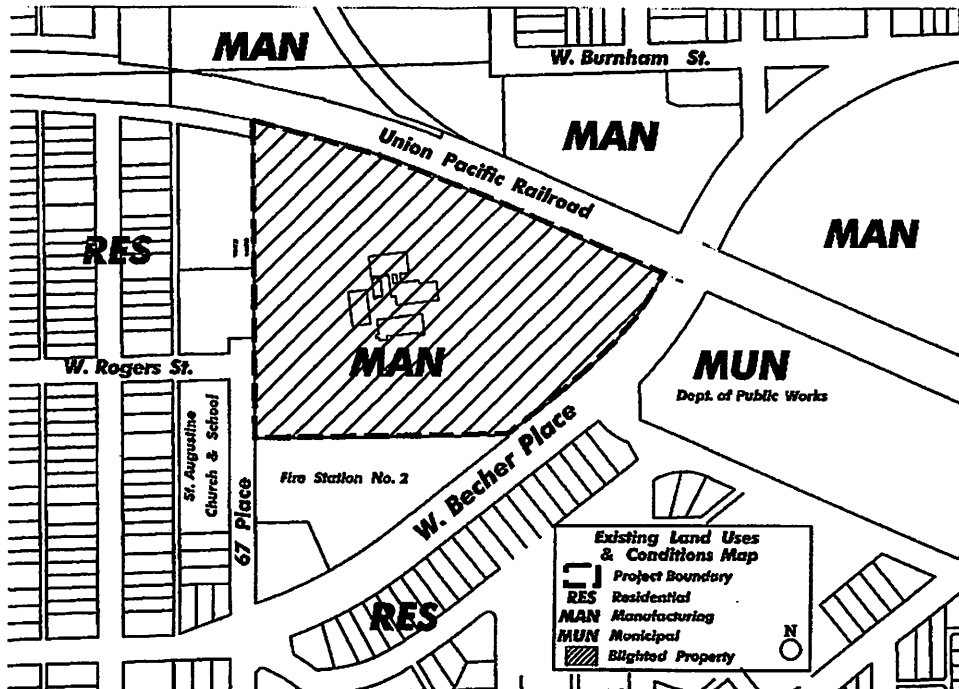
If the site were redeveloped as a light industrial park the taxable value would be around \$ 9,200,000 and generate additional (tax increment) property tax relief in the area of about \$234,800 per year.

TABLE 1

PROJECTED PROPERTY TAX INCREMENT

PROPERTY TAXES	LAND	IMPROVE-MENTS	PERSONAL PROPERTY	TOTAL	PROPERTY TAXES
CURRENT	\$ 261,000	\$ 83,100	\$ 43,000	\$ 386,700	\$ 10,300
PROJECTED	<u>\$ 754,700</u>	<u>\$7,688,000</u>	<u>\$ 770,000</u>	<u>\$9,212,700</u>	<u>\$ 245,100</u>
TAX INCREMENT	\$ 493,700	\$7,604,900	\$ 727,000	\$ 8,826,000	\$ 234,800

Map No. 2: Existing Uses & Conditions



CONCLUSION: The environmental hazards and the distressed state and disrepair of the structures on the property substantially impair and arrest the sound growth of the community, constitute an economic and social liability and are a mere menace to the public's health, safety, morals, and welfare in its present condition and use. It is important to pursue redevelopment in a proactive approach to prevent the site from accumulating additional fill materials that cannot be developed upon, as well as discarded vehicles. In recognition of all the above, the area is therefore a blighted area within the meaning of Section 66.1333(6)(b)(1) of the Wisconsin Statutes in need of blight elimination and an urban redevelopment project.

V. Proposed Changes in Project Area Land Uses

No changes are proposed to the zoning ordinance, master plan, building codes or city ordinances. The District will be redeveloped with light industrial uses, which meets the current zoning.

VI. Statements of Proposed Improvements

To prepare the District for development, the land will need to be cleared and environmental testing and clean-up will be conducted. Project costs will also include relocation of the existing businesses, and site grading and geotechnical work to fill the former lime pits.

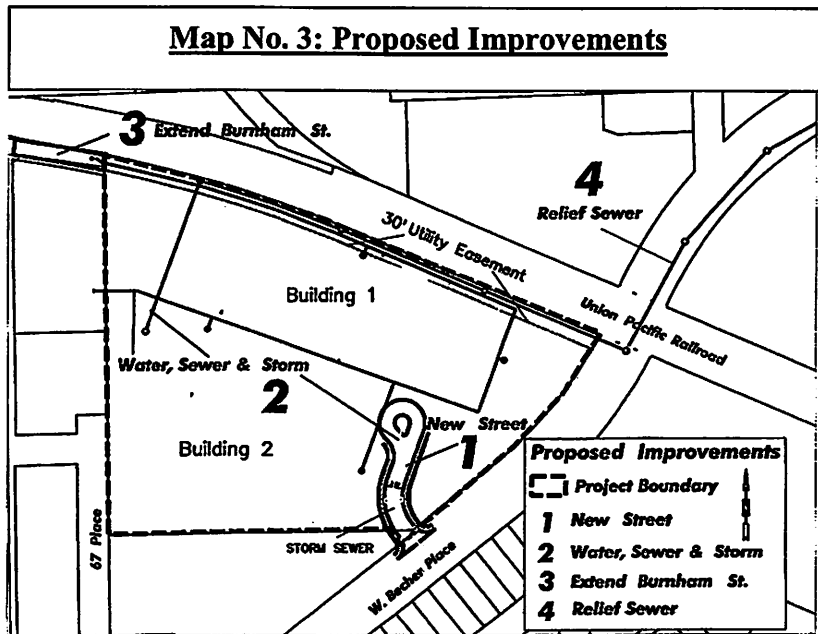
The district is currently only accessible from S. 67 St. In order to facilitate development, a new street cul-de-sac is proposed connecting with W. Becher Place as shown in the map below. The parcel will be divided into 2 lots. Other improvements will consist of water and sewer connections. A 30' utility easement will be created along the northern lot line abutting the Union Pacific Railroad. The map below shows the location of the proposed improvements.

II. Estimated Project Cost

The project costs are directly related to eliminating blight and directly serve to rehabilitate or conserve the area, consistent with the purpose for which the District was created.

Project costs: The project costs included in this section are without limitation, eligible project costs as defined under Section 66.1105 (2) (f) of the Wisconsin Statutes.

The City's policy the use of these funds is to assist major redevelopment projects, which will generate additional property taxes (increment). The maximum amount City participation any private redevelopment project will be based upon the expected property increment to be



generated by the redevelopment projects for a period no longer than 23 years pursuant to the Tax Increment Law.

Proposed project costs include property acquisition, demolition, geotechnical improvements (soil compaction) resulting from uncompacted fill recently dumped on the site, environmental remediation, utility & roadway improvements, to financing and administration costs. The total project costs are more fully described in Exhibit No. 3 Financial Conditions Analysis and Exhibit No. 4 Economic Feasibility Analysis with particular reference to part B. Total Redevelopment Costs.

Some of these costs may be contributions made under Section 66.1333 (13) of the Wisconsin Statutes to the Community Development Authority in connection with its implementation of the Project Plan. The Common Council may make those contributions pursuant to a Cooperation Agreement entered into with the Authority.

Off-Site Improvements: There may be two off-site improvements one for improved roadway access and the other for sanitary sewer relief line reconstruction.

The construction of an access roadway off W. Becher Place may be necessary to provide for enhanced roadway access. Current access is from primarily a residential street. Because of the steep elevation of the site adjacent to W. Becher place a portion of this roadway may be constructed over northwest corner City of West Allis owned property that is part of Fire Station No. Two. Further depending on total project cost and neighborhood considerations another option would be to reconstruct the unimproved portion of W. Burnham Street to S. 68th. The principal purpose of any of the street improvements

would be to reduce the traffic volumes off the primarily residential street of S. 67th Place.

Also a sanitary sewer relief line along the northern property line and then extending along Burnham Street to 62 St may need to be reconstructed. This line may be necessary to

accommodate additional flow from this development because the existing sewer line is already experiencing backups off-site.



The construction of any of the improvements will be dependent upon the continued financial feasibility of the project as monitored by the Community Development Authority.

Non-project costs: Non-project costs that are anticipated include Wisconsin Department of Natural Resources (DNR) Site Assessment grant of less than \$100,000 and private investment in development cost by ultimate purchaser(s) of the site currently estimated to be around \$9 million dollars. The potential exist that the City may also be eligible

financing from the DNR's Land Recycling Loan Program in lieu of General Obligation (G.O.) Bonds

VIII. Project Financing and Timetable for Expenditures

The project is currently planned to be financed primarily through the sale of Taxable General Obligation (G.O.) Bonds, Tax Exempt G.O. Bonds, land sale proceeds, and federal and state grants such as Wisconsin Department of Commerce Brownfield Grants, Wisconsin Department of Natural Resources Site Assessment Grants.

Due to the substantially lower interest rate on G.O. bonds, the anticipated tax increment revenue would be more than adequate to cover the total debt service if the larger development (Industrial B, 38% land coverage) shown in the Economic Feasibility Study (Exhibit 4) were used.

The bulk of the Project Plan cost will be incurred and the expenditures will be made by the year 2004.

It should further be noted that a number of structural engineers and geotechnical consultants will also be evaluating structural and soil bearing capacity site conditions throughout the project area. Due to the past uses of the site, the environmental/building/geotechnical costs may vary considerably.

Depending on the ultimate purchasers of each disposition parcels, there may be a need to install and/or relocate some public or private infrastructure such as sewer, water, roadway, gas, electric, etc., to more readily accommodate development.

IX. Tax Increment Projection and Economic Feasibility Analysis

The financial feasibility of the Project Plan is based upon the expected property tax increment to be generated.

The tax increment to be generated by the District is based upon the increases in real and/or personal property value and the building improvements/ additions during the life of the District. The cash flows set forth in Exhibit No.4 - Economic Feasibility Analysis indicates that the anticipated revenues exceed the projected estimated project cost for the high density development as described in option Industrial B (with 38% lot coverage). The Project Plan, therefore, has been determined to be economically feasible if the high density development is built and assuming all anticipated redevelopment cost are incurred.

The City recognizes that a real potential exists that the environmental and site preparation costs may be considerably higher or lower than currently projected. The City intends to recover these costs to the greatest extent possible through revenues generated by the District.

As a result of projected amount of debt to be issued to finance the project costs, the incremental revenue required to service the debt will necessitate that the District continue for about 17 years (maximum 23-year period allowed by state statutes).

X. Statement of Feasible Method Proposed for Relocation

The City and the Authority are authorized to make relocation payments to, or with respect to, persons (including families, business concerns and others) being displaced from the project for moving expenses and losses of property for which reimbursement or compensation is not otherwise made. Any persons being displaced during the course of the project relocated from properties within the area during the course of project execution, shall be afforded the opportunity to be relocated in available accommodations which are decent, safe, sanitary, and otherwise habitable and which are within their financial means, all in accordance with a Relocation Plan, prepared pursuant to Sections 32.19 and 32.25 to 32.27 and 66.431(10) of the Wisconsin Statutes. and subsequently approved by the Wisconsin Department of Commerce.

The Attachments and Exhibits are incorporated into the Project Plan for Tax Incremental District Number Six, City of West Allis, Wisconsin, and by reference made a part thereof pursuant to Section 66.1105 of the Wisconsin Statutes.

APPENDIX OF EXHIBITS

Exhibits

Exhibit No. 1 – Legal Description

Exhibit No. 2 – Statement of Lands and Interest to be Acquired

Exhibit No. 3 – Financial Conditional Analysis

Exhibit No. 4 – Economic Feasibility Analysis

Attachments

Attachment No. 1 – Assessor's Letter

Attachment No. 2 – Legal Opinion

Exhibit No. 1 – Legal Description

Lot 1, Block 2, in Assessor's Plat No. 268, being a part of the South East ¼ of Section 3, Township 6 North, Range 21 East, in the City of West Allis, County of Milwaukee and the State of Wisconsin, excepting there from that part conveyed to the City of West Allis by Deed recorded in Volume 3105 of Deeds, Page 5, as Document No. 3167732. Tax Key # 475-0004-000

Exhibit No. 2 – Statement of Lands and Interest to be Acquired

Only the property at 1960 S. 67 Place will be purchased, tax key # 475-0004-000. The interest to be required for each property is the Fee.

Exhibit No. 3 – Financial Condition Analysis

I. CURRENT Property Values

I. A. - Assessed Value	
Land Value (2003)	\$242,500
Improvements (2003)	\$77,300
Personal Property	\$39,900
Total Value	\$359,700

Property Tax on Assessed Value	\$10,069
--------------------------------	----------

2.93%

I. B. - Fair Market Value	
Land Value	\$260,699
Improvements	\$83,101
Personal Property	\$42,894
Existing Total - Fair Market Values	\$386,694
Tax Rate of Fair Market Value	<u>2.66%</u>

93.02%

Property Tax on Fair Market Value	\$10,300
-----------------------------------	----------

Rate per \$1,000 26.60

II. PROJECTED Property Values

Total Sellable Site Acreage	11.6
	<u>43,560</u>
Total Site Square Feet	505,732

	Industrial A	Industrial B
Land Coverage Ratio	<u>25%</u>	<u>38%</u>
Projected Building Sq. Ft.	126,400	192,200.00
Cost Per Sq. Ft.	<u>\$40.00</u>	<u>\$40.00</u>
Projected Improvement Cost	5,056,000.00	7,688,000.00
Personal Property	510,000.00	770,000.00
Land Sale Price	<u>754,700.00</u>	<u>754,700.00</u>
Projected Total Property Values	6,320,700.00	9,212,700.00
	<u>2.66%</u>	<u>2.66%</u>
	\$168,100	\$245,100

*Projected Sale Price per Acre	\$65,000
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Exhibit No. 4 – Economic Feasibility Analysis

A. Total Property Redevelopment Costs

	Industrial A	Industrial B
Projected Total Property Values	\$6,320,700	\$9,212,700
Existing Total - Fair Market Values	(<u>\$386,694</u>)	(<u>\$386,694</u>)
INCREMENTAL Property Values	\$5,934,006	\$8,826,006
	<u>2.66%</u>	<u>2.66%</u>
Property Tax Increment	\$157,800	\$234,800

B. Total Property Redevelopment Costs

Minus Cost to Cure	\$754,700
1. Demolition Costs*	(\$50,000)
2. Decommissioning costs	(\$50,000)
3. Geotechnical Work	(\$200,000)
4. Environmental Investigation	\$20,000
5. Environmental Clean up	(\$50,000)
6. Concrete Removal	see * above
7. Total Costs to cure	(<u>\$330,000</u>)
8. Net Land Purchase Price	<u>\$424,700</u>

Redevelopment Costs

9. Additional Environmental Investigation	\$75,000
10. Additional Environmental Clean-Up	\$150,000
11. Relocation	\$300,000
12. Legal & Administrative	\$75,000
13. Sales Commission	\$44,000
14. Water Service Extension	\$200,000
15. Sanitary Sewer	\$150,000
16. Off-Site: Sanitary Sewer Relief Line	\$355,000
17. Storm Water Retention (MMSD)	\$275,000
18. Storm Sewer for Becher Place	\$25,000
19. Becher Place Roadway	\$175,000
20. Burnham Street Extension	\$25,000
21. Private Utilities	\$125,000
22. Business Park signage	\$0
23. Site Grading	\$0
24. Pro-rated property taxes	\$10,000
25. Capitalized Interest	\$100,000
26. Contingency	\$300,000
Total Redevelopment Costs & Land Purchase	<u>\$3,138,700</u>

Minus Land Sales	<u>-\$754,700</u>
Minus State Grants	<u>-\$29,900</u>
Minus Federal Grants	<u>\$0</u>
Incremental Redevelopment Costs	\$2,354,100

DENSITY OPTIONS:

	Industrial A <i>Medium Density</i>	Industrial B <i>High Density</i>
Projected Property Tax Increment Per Year	\$157,800	\$234,800
Years required to finance Debt Service	Infeasible	21.32

Assessor's Letter

DRAFT

John F. Stibal
Director
Department of Development
City of West Allis

RE: Project Plan for Tax Increment District Number Six

Dear Mr. Stibal:

The percentage of taxable property in all the tax incremental districts compared with all taxable property in the City of West Allis for 2004 is:

TOTAL TIF VALUE	\$
TOTAL CITY OF WEST ALLIS	\$

Sincerely,

Charles F. Ruud
City Assessor

Attachment No. 2 – Legal Opinion

DRAFT

John F. Stibal
Director
Department of Development
City of West Allis

RE: Project Plan for Tax Increment District Number Six

Dear Mr. Stibal:

Pursuant to your request, I have reviewed the Project Plan for Tax Increment District Number Six. Based upon that review, I am of the opinion that the Plan is complete and complies with all of the statutory requirements of Wis. States §66.1105(4)(f) and render this opinion in compliance with that statutory provision.

Yours very truly,

Scott Post
City Attorney