

## EXHIBIT A

### **SUMMARY OF BLIGHT REPORT (Full Report is Available at City Hall)**

#### **Statutory Definitions of “Blight”**

Section 66.1333 (2m)(bm) of the Wisconsin Statutes provides a definition of “blight” and cites certain examples of conditions of blight. Both the broad statutory definition and the blight finding which have been made by municipalities throughout the State are much broader than the classic dictionary definition of blight. Essentially the Statute provides three (3) separate routes to identify blight:

1. Property which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions of ventilation, light, air or sanitation, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare; or

2. Property which by reason of faulty lot layout in relation to size, adequacy, accessibility of usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use; or

3. Property which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements or otherwise, substantially impairs or arrests the sound growth of the community.

#### **Narrative Description of Blight Conditions at the Property**

The following conditions of blight located at 11101 West Lincoln Avenue in the City of West Allis, Wisconsin owned by Rogers Memorial Hospital Incorporated, a Wisconsin nonstock corporation (the “Hospital”) have been or will be corrected with completion of the Project:

1. The original facility was constructed on an old farm site and the existence of foundry sand indicates that prior to 1985 there was likely illegal dumping of materials leading to this condition. Additions and improvements to the site required disturbance of the underlying soil. Such foundry sand and landfill material must be managed as solid waste. Based upon information in the Phase I Environmental Report, the site contains foundry sand and 8 of 10 borings disclosed landfill material. (See applicable data from Phase I attached). Remediation and removal of foundry sand and landfill material was necessary to allow further improvement of the site and remediation of this environmental problem. The size and scope of the project includes the remediation of this condition of blight. (See additional evidence of disposal of this material attached).

2. The existing facility has several areas where there is roof leakage and resulting interior damage. To maintain the appearance, value, health, and safety of the facility, these conditions will be corrected. The size and scope of the project includes the remediation of this condition of blight.

3. The existing entrance to the Hospital is not designed to provide optimal security for patients entering and exiting the building and does not allow for adequate control by the staff of patient ingress and egress. The project includes remodeling and reconfiguring the entry and upon completion will provide optimal security for the health and safety of patients, staff and the community.

4. Prior to the project improvements, the wooded area around the Hospital contained scrub, dead and dying trees, invasive vegetation and created an unsafe condition allowing potential for loitering and lurking to go undetected. The overgrowth also created obstruction to visibility on public sidewalks and was an impediment to potential development and access to a park under consideration for development on a neighboring property. The project includes landscaping to remove scrub, dead and dying trees, invasive vegetation and improvement of each of these conditions of blight.