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City of West Allis Matter Summary

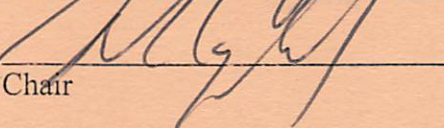
7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
R-2003-0342	Resolution	In Committee
Resolution declaring official intent to reimburse expenditures for the Six Points/Farmers' Market Redevelopment Project (T.I.F. #5), 1960 S. 67 Place and 2100 S. 54 St. (former Wehr Steel site).		
Introduced: 11/4/2003		Controlling Body: Administration & Finance Committee

COMMITTEE RECOMMENDATION Adoption

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>11-4-03</u>	✓		Barczak	✓			
			Czaplewski	✓			
			Kopplin	✓			
			Lajsic	✓			
			Narlock				
		✓	Reinke	✓			
			Sengstock				
			Trudell				
			Vitale				
			Weigel				
			TOTAL	<u>5</u>	<u>0</u>		

SIGNATURE OF COMMITTEE MEMBER (RECORDER)

 _____
 Chair Vice-Chair Member

COMMON COUNCIL ACTION adopted

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>11-4-03</u>	✓		Barczak	✓			
			Czaplewski	✓			
			Kopplin	✓			
		✓	Lajsic	✓			
			Narlock	✓			
			Reinke	✓			
			Sengstock	✓			
			Trudell				✓
			Vitale	✓			
			Weigel	✓			
			TOTAL	<u>9</u>	<u>0</u>		<u>1</u>

C: Dev. Dept. ✓ Kris Phinney
Gay Schmid Paul Zuehler

**COMMITTEES OF THE WEST ALLIS COMMON COUNCIL
2003**

ADMINISTRATION AND FINANCE

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

ADVISORY

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

LICENSE AND HEALTH

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

SAFETY AND DEVELOPMENT

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

PUBLIC WORKS

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



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2003-0342

Final Action:

11-4-03

Resolution declaring official intent to reimburse expenditures for the Six Points/Farmers' Market Redevelopment Project (T.I.F. #5), 1960 S. 67 Place and 2100 S. 54 St. (former Wehr Steel site)

WHEREAS, the City of West Allis, Milwaukee County, Wisconsin (the "City") intends to incur and pay, or has incurred and paid, capital expenditures aggregating approximately \$10,235,820 (the "Capital Expenditures") for the property, project or program described on the attached Exhibit A, which is hereby incorporated herein by this reference and made a part hereof to the same extent as if set out in full herein (said property, project or program is hereinafter referred to as the "Project"); and

WHEREAS, payment of the Capital Expenditures will be, or has been, financed, in whole or in part, on an interim basis from moneys other than proceeds of a borrowing (collectively, the "Temporary Advances"); and

WHEREAS, it is reasonably expected that the Temporary Advances will be reimbursed with the proceeds of one or more borrowings not later than 18 months after the later of (i) the date on which the first Capital Expenditure financed by a Temporary Advance was paid, or (ii) the date on which the Project is placed in service or abandoned (but in no event more than 3 years after the date on which the first Capital Expenditure financed by a Temporary Advance was paid); and

WHEREAS, except for architectural, engineering and similar preliminary expenditures incurred prior to the acquisition or commencement of construction of the Project (but not including land acquisition, site preparation and other similar costs incident to the acquisition or commencement of construction of the Project), this Resolution is being adopted prior to or within 60 days after the payment of the first Capital Expenditure financed by a Temporary Advance;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of West Allis hereby declares its official intent for purposed Treasury Regulation Section 1.150-2 to reimburse the Capital Expenditures for the Project financed by Temporary Advances with the proceeds of one or more borrowings, the maximum aggregate principal amount of which is not expected to exceed \$10,235,820.

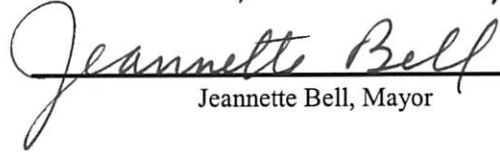
cc: Department of Development
Dev-R-317-11-4-03\jmg
Attachment

ADOPTED November 4, 2003



Paul M. Ziehler, CAO, Clerk/Treasurer

APPROVED November 6, 2003



Jeannette Bell, Mayor

EXHIBT A

700 Properties:

LRLP Project No.: 5073-03
LRLP Project Name: Six Points Farmers Market ~ 700 Properties
Properties Included: 701, 702, 703, 704, 705, 708, and 709
ITA Budget amount listed: \$1,652,000

This project is part of the City of West Allis' Six Points Redevelopment Project (TIF #5). This project involves the acquisition, via eminent domain, of 6.3-acres containing two-salvage/junk yards, a steel fabricating facility, taverns, and former commercial/industrial uses. The area is bordered by West National Avenue on the north, and South 66 Street on the east. The site has attracted a developer interested in constructing a "new urbanism" type development composed of a mixed-use development with retail spaces and/or multi-family units such as condominiums and/or apartments. The site requires significant environmental remediation for soil and groundwater contamination.

100 Properties:

LRLP Project No.: 5073-04
LRLP Project Name: Six Points/Farmers Market Redevelopment Area ~ 100 Properties
Properties Included: 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, and 115
ITA Budget amount listed: \$402,690

This project is part of the City of West Allis' Six Points Redevelopment Project (TIF #5). This particular phase of the project entails the acquisition, via eminent domain, of approximately 4.25-acres. The site is bounded by South 66 Street, West Greenfield Avenue, and West National Avenue. The properties acquired consists primarily of single room units (flop houses), taverns, blighted properties, and light commercial uses. The site has attracted a developer proposing to construct a several story, mixed-use development with retail, office, and multi-family units. The area abuts the Pressed Steel Tank Co., Inc. and requires significant environmental remediation and demolition for such items as soil, lead paint, and asbestos contamination.

101 Property

LRLP Project No.: 5073-02

LRLP Project Name: Six Points Farmers Market ~ 101 Property

Properties Included: 101

ITA Budget amount listed: \$5,453,130

This project is part of the City of West Allis' Six Points Redevelopment Project (TIF #5). The scope of this particular phase includes the acquisition, via eminent domain, of a 7.7-acre manufacturing site owned and operated by Pressed Steel Tank Co., Inc. The area has attracted a developer proposing to develop a quality, mixed-use development. Site preparation requires a significant amount of environmental remediation and above average demolition/decommissioning costs.

1960 67 Place (Lime Pit)

LRLP Project No.: 5073-05

LRLP Project Name: 1960 67 Place (Lime Pit)

Properties Included: 1960 67 Place

ITA Budget amount listed: \$1,309,600

The project involves an 11-acre site that contains lime slurry contamination from the former operations of AIRCO Inc. Also, the property served Alliance Transportation Services. Alliance is the causer of hazardous waste discharges at the site, allegedly caused by using the site over a six-year period as a storage and cleaning terminal for trucks transporting hazardous wastes. The scope of the project involves the acquisition, via eminent domain, of the contaminated and blighted property owned and operated by John Novak. The project involves a significant amount of environmental remediation, relieving the neighborhood from the environmental issues posed by the property, and developing the site for light industrial uses that compliment the surrounding neighborhood.

2100 S. 54 Street (former Wehr Steel)

LRLP Project No.: 5073-05

LRLP Project Name: 2100 S. 54 St. (Former Wehr Steel)

Properties Included: Former Wehr Steel Foundry Site

ITA Budget amount listed: \$1,418,400

Project involves the acquisition (via eminent domain) and redevelopment of an 11+acre site formerly operated by Wehr Steel Foundry Site. The current owner, Venturedyne Corporation, and the WDNR entered into a final settlement agreement and stipulation for "capping" of the site. However, the City contends Venturedyne has failed to live up to this agreement and, as such, is commencing with eminent domain proceedings under the State's "blight law." The project involves environmental remediation and developing the site for light industrial uses.

Dev-R-316 & 317-att\jmg
November 4, 2003

CERTIFICATIONS BY CITY ADMINISTRATIVE OFFICER-CLERK/TREASURER

I, Paul M. Ziehler, hereby certify that I am the duly qualified and City Administrative Officer-Clerk/Treasurer of the City of West Allis of Milwaukee County, Wisconsin (the "City") and as such I have in my possession, or have access to, the complete corporate records of the City and of its Common Council (the "Governing Body") and that attached hereto is a true, correct and complete copy of the resolution (the "Resolution") entitled:


A RESOLUTION DECLARING OFFICIAL INTENT
TO REIMBURSE EXPENDITURES

I do hereby further certify as follows:

1. **Meeting Date.** On the 4th day of November, 2003, a meeting of the Governing Body was held commencing at 7:00 p.m.
2. **Posting.** On the 31st day of October, 2003 (and not less than 24 hours prior to the meeting), I posted or caused to be posted at the City's offices in West Allis, Wisconsin, a notice setting forth the time, date, place and subject matter (including specific reference to the Resolution) of said meeting.
3. **Notification of Media.** On the 31st day of October, 2003, (and not less than 24 hours prior to the meeting), I communicated or caused to be communicated, the time, date, place and subject matter (including specific reference to the Resolution) of said meeting to those news media who have filed a written request for such notice and to the City's official newspaper.
4. **Open Meeting Law Compliance.** Said meeting was a regular meeting of the Governing Body that was held in open session in compliance with Chapter 19 of the Wisconsin Statutes and any other applicable local rules and state statutes.
5. **Members Present.** Said meeting was duly called to order by the Council President (the "Presiding Officer"), who chaired the meeting. Upon roll, I noted and recorded that there were 9 members of the Governing Body present at the meeting, such number being a quorum of the Governing Body.
6. **Consideration of and Roll Call Vote on Resolution.** Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was the Resolution. A proper quorum of the Governing Body was present for the consideration of the Resolution, and each member of the Governing Body had received a copy of the Resolution. All rules of the Governing Body that interfered with the consideration of the Resolution, if any, were suspended by a two-thirds vote of the Governing Body. The Resolution was then introduced, moved and seconded, and after due consideration, upon roll call, 9 of the Governing Body members voted Aye, 0 voted Nay and 0 Abstained.
7. **Adoption of Resolution.** The Resolution was supported by the affirmative vote of a majority of a quorum of the members of the Governing Body in attendance. The Presiding Officer then declared that the Resolution was adopted, and I recorded the adoption of the Resolution.

8. **Approval of Presiding Officer.** The Resolution was approved by the Presiding Officer on November 6, 2003, and I have recorded such approval. Such approval is evidenced by the signature of the Presiding Officer on the copy of the Resolution attached hereto.

6th IN WITNESS WHEREOF, I have signed my name and affixed the seal of the City hereto on this day of November, 2003.



City Administrative Officer
Clerk/Treasurer

[Seal]

h\Dev-R-317-11-4-03