



COUNTY CLERK

Milwaukee County

MARK RYAN • County Clerk

RECEIVED

FEB 27 2007

CITY OF WEST ALLIS
CLERK/TREASURER

STATE OF WISCONSIN)
)SS
COUNTY OF MILWAUKEE)

I, Mark Ryan, County Clerk in and for the County of Milwaukee, State of Wisconsin, do hereby certify that the attached copy of File No. 06-381 is a true and correct copy of the original resolution duly adopted by the Milwaukee County Board of Supervisors at a meeting held on September 28, 2006 and approved by the Milwaukee County Executive on October 10, 2006.

Given under my hand and official seal, at the Milwaukee County Courthouse, in the City of Milwaukee, this 11th day of October, 2006.

A handwritten signature in black ink that reads 'Mark Ryan'.

MARK RYAN
County Clerk



SEP 28 2006

Adopted
16-3

1 By Supervisor Lynne De Bruin, Chairperson
2 From the Committee on Parks, Energy and Environment reporting on
3

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5 File No. 06-381
6 (Journal, September 28, 2006)

7 (ITEM NO. 1) From President, Real Estate Recycling, proposing a cooperative effort by
8 the City of Greenfield, City of West Allis and Milwaukee County to clean up the
9 pollution on property at 116th and Morgan and develop a significant new tax base, by
10 recommending adoption of the following:

11
12 **A RESOLUTION**
13

14 WHEREAS, a 21-acre environmentally contaminated property at 116th and
15 Morgan, which was owned by Allis Chalmers, has been tax delinquent since 1988; and
16

17 WHEREAS, since 1988 the total amount of taxes Milwaukee County paid to the
18 City of Greenfield on this tax delinquent property were about \$180,000 and the County
19 will continue to pay taxes on the property until it is redeveloped and returned to a tax
20 paying status; and
21

22 WHEREAS, Real Estate Recycling, LLC, a Minneapolis, Minnesota developer,
23 focuses on redeveloping contaminated property and has successfully completed many
24 projects in Milwaukee County; and
25

26 WHEREAS, with cooperation from Milwaukee County, the City of Greenfield,
27 and the City of West Allis, Real Estate Recycling is interested combining the subject 21-
28 acre tax delinquent property with four neighboring parcels to develop a high quality
29 residential neighborhood; and
30

31 WHEREAS, to combine the 21-acre tax delinquent property with the four
32 neighboring parcels for redevelopment, the County Treasurer must foreclose on the
33 delinquent property and the County transfer the property to the City of Greenfield; and
34

35 WHEREAS, one of the four neighboring parcels is also owned by Milwaukee
36 County and under the jurisdiction of the Parks Department; and
37

38 WHEREAS, one of the four neighboring parcels is owned by the City of West
39 Allis and used as a Public Works yard which includes collection, storage and
40 processing of brush and leaves; and
41

42 WHEREAS, two of the four neighboring parcels are owned by the City of
43 Greenfield and the City has entered into a purchase agreement with Real Estate
44 Recycling for their two parcels; and

APPROVED AS TO FORM

CORPORATION COUNSEL

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WHEREAS, one of the City of Greenfield parcels is used as a Public Works yard which includes a leaf composting operation; and

WHEREAS, Real Estate Recycling has had preliminary discussions regarding the environmental remediation of the site with the Wisconsin Department of Natural Resources and they have expressed interest in the remediation and redevelopment of the site; and

WHEREAS, the potential benefits of redeveloping this and the adjacent sites would be to create a major new tax base, provide remediation of the environmental contamination impacts on these properties, improve storm water management and erosion control and to increase the usability of the parkland; and

WHEREAS, the Economic Development Director recommends that a memorandum of understanding be developed that includes Milwaukee County, the City of Greenfield, Real Estate Recycling, LLC and the City of West Allis, if necessary, to begin negotiating terms and conditions for the potential redevelopment of the 21-acre parcel at 116th and Morgan and the other four parcels as aforementioned; and

WHEREAS, the Committee on Parks, Energy and Environment, at its September 19, 2006 meeting, recommended approval of the Economic Development Director's request (vote 5-1); now, therefore

BE IT RESOLVED, that the Milwaukee County Board of Supervisors hereby supports the concept of developing the tax delinquent property at 116th and Morgan and the neighboring parcels owned by the City of Greenfield and the City of West Allis; and

BE IT FURTHER RESOLVED, that the Director of the Department of Parks is authorized and directed to request the Southeastern Wisconsin Regional Planning Commission to review the five-acre parcel under the Parks Department's jurisdiction per Milwaukee County's parkland disposition policy; and

BE IT FURTHER RESOLVED, that the Director of the Economic Development Division, Director of the Parks Department, County Board Staff and Corporation Counsel are authorized and directed to negotiate a memorandum of understanding (MOU) with the City of Greenfield and Real Estate Recycling, LLC and the City of West Allis, if necessary, regarding terms and conditions of the following:

1. Remediation and redevelopment of the tax delinquent property at 116th and Morgan and adjacent parcels owned by the City of Greenfield, the City of West Allis and Milwaukee County's Parks Department;

- 88 2. Foreclosure and conveyance of the tax delinquent property by the County
89 Treasurer to the City of Greenfield;
90 3. Relocation of the City of Greenfield and City of West Allis' brush and leaf
91 collection, processing and composting operations; and
92 4. Consideration of compensation for the potential inclusion of the parkland
93 parcel in the developmental proposal.

94
95 ; and

96
97 BE IT FURTHER RESOLVED, that the Director of the Economic Development
98 Division shall report back to the Committees on Economic and Community
99 Development and Parks, Energy and Environment for review and approval of the
100 negotiated Memorandum of Understanding; and

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102 BE IT FURTHER RESOLVED, that the County Clerk is authorized to send a copy
103 of this resolution to the City of Greenfield and City of West Allis upon adoption.

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106 JE

107 September 11, 2006

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06-381

MILWAUKEE COUNTY FISCAL NOTE FORM

DATE: March 13, 2006

Original Fiscal Note

Substitute Fiscal Note

SUBJECT: Authorizing and directing the Director of the Economic Development Division, Director of the Parks Department, County Board Staff and Corporation Counsel to negotiate a memorandum of understanding (MOU) with the City of Greenfield and Real Estate Recycling, LLC and the City of West Allis for the possible remediation and redevelopment of the tax delinquent property at 118th & Morgan and a neighboring 5-acre parcel owned by the County's Parks Department.

FISCAL EFFECT:

- No Direct County Fiscal Impact
- Increase Capital Expenditures
- Existing Staff Time Required
- Decrease Capital Expenditures
- Increase Operating Expenditures
(If checked, check one of two boxes below)
- Increase Capital Revenues
- Absorbed Within Agency's Budget
- Decrease Capital Revenues
- Not Absorbed Within Agency's Budget
- Decrease Operating Expenditures
- Use of contingent funds
- Increase Operating Revenues
- Decrease Operating Revenues

Indicate below the dollar change from budget for any submission that is projected to result in increased/decreased expenditures or revenues in the current year.

	Expenditure or Revenue Category	Current Year	Subsequent Year
Operating Budget	Expenditure	0	0
	Revenue	0	0
	Net Cost	0	0
Capital Improvement Budget	Expenditure	0	0
	Revenue	0	0
	Net Cost	0	0

DESCRIPTION OF FISCAL EFFECT

In the space below, you must provide the following information. Attach additional pages if necessary.

- A. Briefly describe the nature of the action that is being requested or proposed, and the new or changed conditions that would occur if the request or proposal were adopted.
- B. State the direct costs, savings or anticipated revenues associated with the requested or proposed action in the current budget year and how those were calculated.¹ If annualized or subsequent year fiscal impacts are substantially different from current year impacts, then those shall be stated as well. In addition, cite any one-time costs associated with the action, the source of any new or additional revenues (e.g. State, Federal, user fee or private donation), the use of contingent funds, and/or the use of budgeted appropriations due to surpluses or change in purpose required to fund the requested action.
- C. Discuss the budgetary impacts associated with the proposed action in the current year. A statement that sufficient funds are budgeted should be justified with information regarding the amount of budgeted appropriations in the relevant account and whether that amount is sufficient to offset the cost of the requested action. If relevant, discussion of budgetary impacts in subsequent years also shall be discussed. Subsequent year fiscal impacts shall be noted for the entire period in which the requested or proposed action would be implemented when it is reasonable to do so (i.e. a five-year lease agreement shall specify the costs/savings for each of the five years in question). Otherwise, impacts associated with the existing and subsequent budget years should be cited.
- D. Describe any assumptions or interpretations that were utilized to provide the information on this form.

Adoption of this resolution will not require an expenditure of funds. However, it will require an expenditure of staff time.

Department/Prepared By

Authorized Signature



Did DAS-Fiscal Staff Review? Yes No

¹ If it is assumed that there is no fiscal impact associated with the requested action, then an explanatory statement that justifies that conclusion shall be provided. If precise impacts cannot be calculated, then an estimate or range should be provided.

