



City of West Allis

Resolution: R-2016-0193

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number: R-2016-0193

Final Action:

Sponsor(s): Safety & Development Committee

JUL 05 2016

Resolution approving an amendment to the Project Plan for Tax Incremental District Number Seven (Summit Place), City of West Allis, Wisconsin.

WHEREAS, the Common Council, by Resolution No. R-2004-0037 on February 18, 2004, adopted the Project Plan for Tax Incremental District Number Seven, by Resolution No. R-2005-0160 on May 3, 2005 adopted Amendment Number One to Tax Incremental District Number Seven, by Resolution No. R-2007-0281 on November 20, 2007 adopted Amendment Number Two to Tax Incremental District Number Seven, by Resolution No. R-2009-0031 on February 3, 2009 adopted Amendment Number Three, by Resolution No. R-2013-0023 on February 19, 2013 adopted Amendment Number Four, and by Resolution No. R-2014-0363 on November 3, 2014 adopted Amendment Number Five to Tax Incremental District Number Seven, City of West Allis, Wisconsin; and,

WHEREAS, the Community Development Authority of the City of West Allis (the "Authority") has prepared, adopted on June 21, 2016 by Resolution No. 1195, and submitted to the Common Council a proposed Amendment Number Six to the Project Plan; and,

WHEREAS, pursuant to Sections 66.1105(4)(h)1. and 66.1335(1) of the Wisconsin Statutes, the City of West Allis (the "City") has caused Project Plan Amendment No. 6 (the "Project Plan Amendment") to be prepared by the Authority, to allocate positive tax increments generated by the District to Tax Incremental District Number Five - Six Points/Farmers Market Area ("TID No. 5") of the City.

WHEREAS, the Authority hereby finds that the City meets the conditions for such an allocation amendment; as follows:

- a. The District and TID No. 5 have the same overlying taxing jurisdictions; and,
- b. TID No. 7 was created upon a finding that not less than 50 percent, by area, of the real property within TID No. 7 was blighted; and,
- c. The District will have excess positive tax increments after satisfaction of all its current year debt service and project cost obligations.

WHEREAS, the Project Plan, as amended by the Project Plan Amendment, includes (a) a statement listing the kind, number and location of all proposed public works or improvements within the District, as amended; (b) an economic feasibility study; (c) a detailed list of estimated project costs; (d) a description of the methods of financing all estimated project costs and the time when the costs or monetary obligations related thereto are to be incurred; (e) a map showing existing boundaries, uses and conditions of real property in the District; (f) a map showing proposed boundaries, improvements and uses in the District; (g) proposed changes in zoning ordinances, the City's master plan, map, building codes or ordinances; (h) a list of estimated non-project costs; (i) a statement of the proposed method for the relocation of any persons being displaced; (j) a statement indicating how amendment of the District promotes orderly development of the City and (k) a legal opinion advising that the Project Plan Amendment is complete and complies with Section 66.1105 of the Wisconsin Statutes; and,

WHEREAS, the Authority has duly noticed and held a public hearing on June 21, 2016, at which all interested parties were afforded a reasonable opportunity to express their views on the proposed Amendment, pursuant to sec. 66.1105(4)(h) of the Wisconsin Statutes; and,

WHEREAS, the representatives of all local governmental entities having the power to levy school taxes on the property within the district and the School Board of the School District of West Allis-West Milwaukee, et al, received a copy of the notice of public hearing, pursuant to sec. 66.1105(4)(h) of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis, pursuant to its authority under sec. 66.1105(4)(h) of the Wisconsin Statutes, that the amended Project Plan for the district, a copy of which is attached hereto as "Exhibit A" and by reference made a part hereof, be and is hereby approved and adopted.

BE IT FURTHER RESOLVED by the Common Council that the amendment to the Project Plan for Tax Incremental District Number Seven (Summit Place), herein approved, is feasible, complies with the value limitation test and is in conformity with the Master Plan of the City of West Allis.

BE IT FURTHER RESOLVED by the Common Council that without the amendment to the TID, the development described within the plan would not occur.

Attachment: Amended Project Plan for TID 7

cc: Development Department

DEV-R-845-7-5-16

ADOPTED JUL 05 2016

APPROVED 7/14/16

 Monica Schultz
Monica Schultz, City Clerk

 Dan Devine
Dan Devine, Mayor