

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS, WISCONSIN
RESOLUTION NO. 1400
DATE ADOPTED: October 12, 2021

Resolution amending a contract with Ramboll Environ for providing professional environmental services for the property located at 6749 W. National Ave., which is located within the 68th & Mitchell St. Redevelopment Area (TID #14), in an amount not to exceed \$21,500.

WHEREAS, the Community Development Authority of the City of West Allis ("Authority") established the boundaries and approved a Redevelopment Plan for the 68th & Mitchell Redevelopment Area on April 8, 2014 and a Tax Incremental District for the 68th & Mitchell Area on October 14, 2014 (collectively referred to as the "Plans"); and,

WHEREAS, the Plans were approved by the Common Council of the City of West Allis respectively on May 6, 2014 and November 3, 2014; and,

WHEREAS, properties formerly owned by Milwaukee Ductile Iron and located in the vicinity of S. 68 St. and W. Mitchell St. are part of the 68th & Mitchell Redevelopment Area; and,

WHEREAS, the Authority and Common Council also approved a Tax Incremental District Plan for 68th & Mitchell, respectively on October 14, 2014 and November 3, 2014, which budgeted for environmental clean-up and acquisition, in which environmental investigation is required prior to acquisition; and,

WHEREAS, said property has the potential for increased property value via the means of redevelopment of light industrial, commercial, residential or mixed-use development, after the extent of environmental contamination is established through an environmental Site Investigation; and,

WHEREAS, on November 8, 2016 through Resolution No. 1211, the Authority approved entering into a master professional environmental services contract with Ramboll Environ, for providing professional environmental services for various redevelopment and blight-related projects located within the City of West Allis; and,

WHEREAS, Additional revision to the NR 700 Case Closure Request, per WDNR's request prior to obtaining WDNR approval of said request, preparation and submittal of a separate Post-Closure Modification (PCM) request for the former Perfect Screw Products site, coordination of the disposal of contaminated materials generated during modification of the existing cap, final documentation report prepared after completion of the soil management and cap construction, for submittal to the WDNR; and

WHEREAS, the Economic Development Program staff estimates additional NR 700 Case Closure Request on the former Milwaukee Ductile Iron properties to not exceed \$21,500.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Authority ("Authority") of the City of West Allis as follows:

1. That the Executive Director, or his designee, be and is hereby authorized and directed to execute and deliver the aforesaid contract with an environmental consultant to conduct additional environmental Site Investigation on the former Milwaukee Ductile Iron property located at 6749 W. National Avenue located within the 68th & Mitchell Redevelopment Area, on behalf of the Authority.
2. That the need for additional Environmental Site Investigation, Phase I & II on the former Milwaukee Ductile Iron properties is necessary in order to foster the redevelopment of light industrial, commercial, residential or mixed-use development within the 68th & Mitchell Redevelopment Area.
3. That the sum of up to \$21,500 be and is hereby appropriated from Tax Incremental

District Number Fourteen – 68th & Mitchell.

4. That the City Attorney be and is hereby authorized to make such non-substantive changes, modifications, additions and deletions to and from the various provisions of the Contract, including any and all attachments, exhibits, addendums and amendments, as may be necessary and proper to correct inconsistencies, eliminate ambiguity and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof, and to prepare and deliver such other and further documents as may be reasonably necessary to complete the transactions contemplated therein.

Approved: _____
Patrick Schloss, Executive Director
Community Development Authority