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# City of West Allis Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
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R-2003-0341      Resolution      In Committee

Resolution authorizing the Director of Development to submit a financial assistance application which seeks eligibility to participate in the Wisconsin Land Recycling Loan Program for a maximum amount of \$10,235,820 to finance possible remediation activities in the Six Points/Farmers Market Redevelopment Area, 1960 S. 67 Place and 2100 S. 54 St. (former Wehr Steel site).

Introduced: 11/4/2003

Controlling Body: Administration & Finance Committee

### COMMITTEE RECOMMENDATION

*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>5</u>	<u>0</u>		

### SIGNATURE OF COMMITTEE MEMBER (RECORDER)

*[Signature]*

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. Paul Zuehler  
Kris Phinney  
Gay Schmid

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

ADMINISTRATION AND FINANCE

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

ADVISORY

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

LICENSE AND HEALTH

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

SAFETY AND DEVELOPMENT

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

PUBLIC WORKS

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



# City of West Allis

7525 W. Greenfield Ave.  
West Allis, WI 53214

## Resolution

**File Number: R-2003-0341**

**Final Action:**

*11-4-03*

Resolution authorizing the Director of Development to submit a financial assistance application which seeks eligibility to participate in the Wisconsin Land Recycling Loan Program for a maximum amount of \$10,235,820 to finance possible remediation activities in the Six Points/Farmers Market Redevelopment Area, 1960 S. 67 Place and 2100 S. 54 St. (former Wehr Steel site)

WHEREAS, the State of Wisconsin has created a special zero percent (0%) interest loan program to assist municipalities with the environmental cleanup of brownfield sites; and,

WHEREAS, it is the desire of the City of West Allis, Wisconsin, a municipal corporation, (the "City"), to file several applications for state financial assistance under the Wisconsin Environmental Improvement Fund/Land Recycling Loan Program (ss.281.58, 281.60 and 281.61, Wis. Stats.) for possible remediation activities within the Six Points/Farmers Market Redevelopment Area, 1960 S. 67 Place and 2100 S. 54 St. (former Wehr Steel site) as more specifically described in the attached Exhibit A, which is hereby incorporated herein by this reference; and,

WHEREAS, in order to be eligible to borrow funds through this program, the City of West Allis must first submit a financial assistance application to the Wisconsin Department of Natural Resources; and,

WHEREAS, if the City's financial assistance application is approved, the City has up to one year from the date of approval to borrow these funds; and,

WHEREAS, the Department of Development recommends that the City take advantage of this special loan program if it becomes necessary to undertake environmental cleanup these properties; and,

WHEREAS, it is necessary to designate a representative for filing said applications.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the Director of Development be and is hereby authorized to prepare and submit financial assistance applications under the Recycling Loan Program for a maximum amount of \$10,235,820 to finance remediation activities as described in the attached Exhibit A.

BE IT FURTHER RESOLVED that the Director of Development be and is hereby authorized to take such further actions and execute and deliver such additional documents and instruments may be necessary in order to perfect and complete the aforesaid loan application process as well as any other transactions specifically contemplated therein.

cc: Department of Development

Dev-R316\jmg\11-4-03  
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