

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS, WISCONSIN
RESOLUTION NO. 1384
DATE ADOPTED: May 11, 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 \$16,000.

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, Phase I Environmental Site Assessments (ESA) is to identify Recognized Environmental Conditions (RECs), Phase II ESA is to assess potential impacts to the environment at the site. The objectives of the Phase II ESA are to 1) evaluate the potential presence of a former underground storage tank; and 2) evaluate potential risks to soil and groundwater from past operations or activities on the site and adjoining properties; and

WHEREAS, the Economic Development Program staff estimates additional environmental Site Investigation on the former Milwaukee Ductile Iron properties to not exceed \$16,000.

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 \$16,000 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