



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution: R-2015-0156

File Number: R-2015-0156

Final Action:

Sponsor(s): Administration & Finance Committee

August 4, 2015

Resolution approving a Cooperation Agreement by and between the Community Development Authority and the City of West Allis for the administration of various funds for demolition-related expenses of Zombie properties, and approving funding for oversight of Zombie property-related projects and requesting transfer of \$100,000 from the Zombie Property Fund.

WHEREAS, the Building Inspections and Neighborhood Services (“BINS”) Department Director has obtained the proper court-ordered raze/repair orders for various properties around the City and has identified various other properties that are recommended for court-ordered raze/repair orders (the “Properties”), to eliminate blighting and unsafe environments that the Properties present; and,

WHEREAS, Properties to be demolished shall be recommended to the Common Council for final approval by a committee consisting of the Mayor, the President of the Common Council, the Chief of Police, the Director of BINS, the Director of Development and/or any of their designees, and priority shall be given to Properties with criminal activity, and/or life safety issues, and/or visible blight; and,

WHEREAS, the Common Council of the City of West Allis (the “Common Council”) is using the term “Zombie Properties” as a general expression to define properties where a mortgage servicer files a foreclosure and then does not complete the process, properties that have been abandoned by the owners and no foreclosure has been filed for, create a blighting influence, and/or properties that are on BINS’ nuisance and abandoned list; and,

WHEREAS, it is necessary to enter into a professional consulting services contract for the preparation of plans and specifications in order to bid out the demolition of the various Zombie Properties, and a demolition contract for the demolition work that would be required per court-ordered raze/repair orders; and,

WHEREAS, the Common Council controls various funding sources that would be eligible to fund all demolition-related expenses for said Properties, a copy of which is attached hereto and made a part hereof (Exhibit 1: “Zombie Property Funding Sources”); and,

WHEREAS, the Common Council hereby authorizes and directs the Community Development Authority of the City of West Allis (the “Authority”), through a Cooperation Agreement, a copy of which Agreement is attached hereto and made a part hereof (Exhibit 2: “Cooperation Agreement”), to administer and manage said funding sources and demolition-related projects of Zombie Properties in order to carry out court-ordered raze/repair orders for said Properties; and,

WHEREAS, the Common Council hereby authorizes the Authority to make final determination when allocating funding sources for demolition-related expenses for each Zombie Property, as appropriate.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis as follows:

1. That the Cooperation Agreement for the administration of various funding sources, a copy of which is attached hereto and made a part hereof (Exhibit 1: "Zombie Property Funding Sources") and management of demolition-related projects of various nuisance and abandoned properties in order to carry out court-ordered raze/repair orders for said Properties, a copy of which Agreement is attached hereto and made a part hereof (Exhibit 2: "Cooperation Agreement"), be, and the same is hereby approved; and as part of this initiative, the Common Council hereby approves and allocates the following transfers from General Fund reserves:

1) \$100,000 from the Reserve for Zombie Property Fund;

2. That the Community Development Authority of the City of West Allis (the "Authority"), on behalf of the City of West Allis, will proceed with court-ordered raze/repair orders for said Properties and will enter into necessary professional consulting service contract(s) for the preparation of plans and specifications and will duly advertise for bids for demolition of said Properties; and,

3. That the Authority be and is hereby authorized to make final determination when allocating funding sources for demolition-related expenses for each Zombie Property, as appropriate; and,

4. That the Executive Director of the Community Development Authority of the City of West Allis, or its designee, be and is hereby authorized to advertise competitive bids for demolition, sign documents/contracts/agreements, and take all necessary action in order to undertake, direct and complete court-ordered raze/repair orders for various Properties in the City of West Allis, in order to eliminate blighting and unsafe environments that the Properties present; and,

BE IT FURTHER RESOLVED that the City Attorney be and is hereby authorized to make such substantive changes, modifications, additions and deletions to and from the various provisions of the Agreement, 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.

cc: Department of Development
Rebecca Grill, City Administrator
Ed Lisinski, Director, Building Inspections and Neighborhood Services Department
Mark Wyss, City Comptroller/Director, Finance Department/Treasurer
Nicole O'Connor, Senior Accountant, Finance Department

ADOPTED AS AMENDED

August 4, 2015

APPROVED AS AMENDED

8/6/15

Monica Schultz

Monica Schultz, City Clerk

Dan Devine

Dan Devine, Mayor