

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO. 1284
DATE ADOPTED June 12, 2018

Resolution approving the proposed Boundaries and Project Plan for Tax Incremental District No. 16 (S. 70th and Washington Street Corporate Office Corridor Plan), City of West Allis, Wisconsin.

WHEREAS, the Community Development Authority of the City of West Allis (the "Authority") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and,

WHEREAS, the Authority has been designated pursuant to the provisions of Section 66.1335(4) of the Wisconsin Statutes to act as agent of the City of West Allis (the "City") to perform all acts, except the development of the General Plan of the City, which may be otherwise performed by the Planning Commission under Section 66.1105 of the Wisconsin Statutes; and,

WHEREAS, Tax Incremental District No. 16 (the "District") is proposed to be created by the City as a rehabilitation - conservation district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and,

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- 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 related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to owners of all property in the proposed District, to the chief executive officers of Milwaukee County, the West Allis-West Milwaukee School District, and the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and,

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Community Development Authority, on June 12, 2018 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Authority of the City of West Allis that:

1. It recommends to the Common Council that Tax Incremental District No. 16 (S. 70th and Washington Street Corporate Office Corridor Plan) be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Creation of the District promotes orderly development in the City.
4. The Executive Director of the Authority is hereby directed to transmit a certified copy of this Resolution and the Project Plan to the Common Council of the City for approval pursuant to Sections 66.1105(4)(f) and (g) of the Wisconsin Statutes.
5. The Authority finds that without the creation of the District, redevelopment would not occur or be financially feasible.

Approved: _____


John F. Stibal, Executive Director
Community Development Authority