



# City of West Allis

## Legislation Text

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**File #:** R-2008-0154, **Version:** 1

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Resolution Designating Spot Blight of the Rogers Memorial Hospital Project Site located at 11101 W. Lincoln Ave.

WHEREAS, the Community Development Authority of the City of West Allis, Wisconsin (the "Authority") is a public body corporate and politic duly organized by the City of West Allis, Wisconsin (the "City") and is authorized by Sections 66.1333 and 66.1335 of the Wisconsin Statutes, as amended (hereinafter sometimes referred to as the "Act") to prepare redevelopment plans and urban renewal plans and undertake and carry out redevelopment and urban renewal projects within the corporate limits of the City, including but not limited to:

- (a) to acquire property necessary or incidental to an urban renewal program and to lease, sell or otherwise transfer such property to a public body or private party for use in accordance with a redevelopment plan and to assist private acquisition, improvement and development of blighted property for the purpose of eliminating its status as blighted property;
- (b) to enter into contracts determined to be necessary to effectuate the purposes of the Act; and
- (c) to issue revenue bonds to finance its activities; and

WHEREAS, the City and the Authority have been provided with information regarding existing conditions at 11101 W. Lincoln Avenue (the "Project Site"), West Allis, Wisconsin, which property is owned by Rogers Memorial Hospital (the "Property") (the "Blight Report"), a summary of which is attached hereto as Exhibit A (the full report is on file with the Authority and the City); and

WHEREAS, the Property has been preliminarily identified as blighted Property in need of rehabilitation and blight elimination in accordance with the Act; and

WHEREAS, a notice of public hearing in the form attached as Exhibit B was published and the Authority held a public hearing in accordance with Section 66.1333(5)(c)(2) of the Wisconsin Statutes on June 10, 2008; and

WHEREAS, following the public hearing, the Authority found that (a) conditions of blight exist at the Property and (b) development of the Property will alleviate blight, in accordance with Section 66.1333(6) of the Wisconsin Statutes and submitted its findings to the Common Council.

NOW, THEREFORE, BE IT RESOLVED by the Common Council that:

1. Findings and Determinations. It has been found and determined and is hereby declared that:
  - (a) conditions of blight exist at the Property; and
  - (b) development of the Property would act as an inducement for alleviation of blight and further development of the Property, thereby making more likely the accomplishment of the public purpose

objectives set forth in the Act;

- (c) the City has reviewed the Blight Report and finds that blight existed and continues to exist on the Property; and
- (d) a comprehensive plan of redevelopment is not necessary with respect to the Property or in relation to the Property and other property redevelopment by the Authority; and
- (e) the Authority has approved the issuance of its Community Development Authority of the City of West Allis, Fixed Rate Redevelopment Revenue Bonds, Series 2008 (Rogers Memorial Hospital Project) in an amount not to exceed \$10,000,000 (the "Bonds").

2. Spot Blight Designation. The Common Council hereby finds that the Property is a blighted property in need of rehabilitation and blight elimination in accordance with the Act.

3. Waiver of Sole Property Owner. Rogers Memorial Hospital, as the sole owner of the Property, has executed a waiver in the form attached as Exhibit C, waiving the twenty (20) day notice of hearing requirements set forth in Section 66.1333 of the Wisconsin Statutes.

4. General Authorizations. The Mayor and the City Clerk and the appropriate deputies and officials of the City, in accordance with their assigned responsibilities are hereby each authorized to execute, deliver, publish, file and record such other documents, instruments, notices and records and to take such other actions as shall be necessary or desirable to accomplish the purposes of this Resolution.

Any actions taken by the Mayor and the City Clerk consistent with this Resolution are hereby ratified and confirmed.

5. Resolution a Contract. No change or alteration of any kind in the provisions of this Resolution may be made except as provided herein.

6. The Mayor is authorized and directed to deliver the "Mayor's Approval" which approval shall constitute the approval of the Bonds within the meaning of Section 147(f) of the Internal Revenue Code of 1986, as amended.

7. Effective Date; Conformity. This Resolution shall be effective immediately upon its passage and approval. To the extent that any prior resolutions of the City are inconsistent with the provisions hereof, this Resolution shall control and such prior resolutions shall be deemed amended to such extent as may be necessary to bring them in conformity with this Resolution.

Cc: Development

DEV-R-515-6-17-08