



City of West Allis

Legislation Text

File #: R-2008-0115, **Version:** 1

Resolution preliminarily determining project site to be blighted and declaring intent regarding the issuance of revenue bonds by the Community Development Authority to finance Rogers Memorial Hospital project.

WHEREAS, the Common Council of the City of West Allis (the "City") adopted and organized under Ordinance #5655 the creation of the Community Development Authority of the City of West Allis; and,

WHEREAS, the Community Development Authority of the City of West Allis, Wisconsin (the "Authority") is authorized by Sections 66.1335 and 66.1333 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, expansion, 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 a blight report (the "Blight Report"), attached hereto as Exhibit A, with respect to a project site located at 11101 W. Lincoln Avenue in the City of West Allis, Wisconsin (the "Property") owned by Rogers Memorial Hospital Incorporated, a Wisconsin nonstock corporation (the "Hospital"); and,

WHEREAS, the Hospital desires to finance a project on the Property, consisting of (i) certain improvements to the Hospital's mental health hospital facility including, but not limited to, roof repairs, remediation and removal of foundry sand, reconfiguration of entry and exits for adequate ingress and egress, (ii) additional parking and landscaping (collectively, the "Project") and (iii) payment of professional and financing fees; and,

WHEREAS, the Authority has made a preliminary determination that the Property is a blighted property in need of rehabilitation and blight elimination in accordance with Section 66.1333 of the Wisconsin Statutes; and,

WHEREAS, the Authority will hold a public hearing in accordance with Section 66. 1333(6)(b)(3) on such date as determined by the Authority to determine if the Property is blighted and will submit its findings to the Common Council; and,

WHEREAS, the Authority has also adopted an initial resolution (the "Initial Resolution") declaring its intent to issue revenue bonds (the "Bonds") to finance the Project, subject to satisfaction of certain conditions; and,

WHEREAS, because the Bonds cannot be issued unless the Common Council of the City makes a determination that the Property is blighted and approves the Project, this Common Council has been asked to make a preliminary determination as to the status of the Property as blighted property and the issuance of the Bonds by the Authority.

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

1. Findings and Determinations.
 - (a) Based on the information provided in the Blight Report, it is preliminarily determined that conditions of blight exist on the Property and that the Project will promote the elimination of the blighted conditions on the Property.
 - (b) Subject to satisfaction of the conditions on the issuance of the Bonds set forth in Section 2 of the Authority's Initial Resolution, the Common Council supports the issuance of Bonds by the Authority to finance the Project.
2. 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: Department of Development
Paul M. Ziehler, City Administrative Office, Clerk/Treasurer
Scott E. Post, City Attorney

Gary Schmid, Manager & Comptroller, Finance Division

DEV-R-503-5-6-08