

Redevelopment Authority of the City of Milwaukee

Resolution No.:

Adopted on:

February 21, 2013

Project Area:

Blight Elimination/6th & Plainfield

Aldermanic District:

13th

Resolution approving the blight designation and acquisition of the City-owned brownfield at 4135 South 6th Street and authorizing actions with the Wisconsin Department of Natural Resources to apply for a Wisconsin Plant Recovery Initiative Assessment Monies Contractor Services Award to assist with site assessment and to apply, accept and fund a Ready for Reuse Grant to assist with site remediation.

Whereas, The City of Milwaukee acquired the tax-delinquent brownfield at 4135 South 6th Street through tax foreclosure after the environmental staff determined that assistance from the Wisconsin Department of Natural Resources (WDNR) would be available for site assessment efforts and remediation; and

Whereas, Because the Redevelopment Authority can more easily apply for various environmental programs than the City of Milwaukee, is eligible for municipal liability exemptions through Section 292.11, Wisconsin Statutes, and has federal liability protection through Comprehensive Environmental Response, Compensation and Liability Act of 1980 (“CERCLA”), staff recommends that the Authority acquire the property at 4135 South 6th Street from the City to facilitate site assessment, remediation and future redevelopment; and

Whereas, In order to exercise the powers granted under 66.1333(5)(c), the Authority is required to hold a public hearing for information purposes to determine if property is blighted pursuant to Section 66.1333 (2m)(bm) and to provide proper notice of this hearing to the property owner; and

Whereas, The City waived its right to the statutory notice and a public hearing was conducted on February 21, 2013, by the Authority pursuant to the provisions of Section 66.1333(5)(c)2 of Wisconsin Statutes; and

Whereas, The property at 4135 South 6th Street can be considered blighted because its environmental condition and vacant status impairs or substantially arrests the sound growth of the City of Milwaukee as outlined in Section 66.1333(2m) and as summarized in the report presented at the public hearing; and

Whereas, Prior to acquisition, Section 66.1333(5)(c), Wisconsin Statutes, requires that the Common Council of the City of Milwaukee approve the blight designation and acquisition of the property; and

Whereas, The Redevelopment Authority is eligible to apply to WDNR for Wisconsin Plant Recovery Initiative Assessment Monies (WAM) Contractor Services Award to assist in additional assessment of the property, which assessment will be led by WDNR’s contractors at no cost to the Redevelopment Authority; and

Whereas, After acquisition, the Redevelopment Authority would allow employees from the WDNR access to inspect the property at 4135 South 6th Street and to inspect award records maintained by the Authority; and

Whereas, Following acquisition of the property, the Redevelopment Authority will be eligible for WNDR grant funds for remediation of brownfield sites through the Ready for Reuse Grant Program and desires to apply for a \$200,000 grant award; and

Whereas, The Redevelopment Authority would maintain records documenting all expenditures under the Ready for Reuse Grant and would submit reports as required by the WDNR; and

Whereas, Operation of the Ready for Reuse Grant will commence on the signature date of the grant agreement, will extend for two years following execution and will require a 20% match, or \$40,000, of the requested \$200,000, which funds will come from the Brownfield Fund; and

Whereas, The Redevelopment Authority recognizes that the assessment, remediation and redevelopment of brownfields such as 4135 South 6th Street is an important part of protecting Wisconsin's and Milwaukee's natural resources and helps achieve the Authority's mission to eliminate blight and promote neighborhood revitalization; and

Whereas, The benefits from the WAM Contractor Services Award and the Ready for Reuse Grant exceed the Authority's share of costs and other obligations to be incurred under these programs; now, therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee, that the property at 4135 South 6th Street is found to be blighted within the meaning of Section 66.1333(2m), Wisconsin Statutes, for the following reason:

by virtue of the present environmental condition and vacant status impairs or arrests the sound growth and development of the community and City of Milwaukee; and, be it

Further Resolved, That the Authority requests that the Common Council take certain official action to approve the blight designation and acquisition as required under Wisconsin Statutes; and, be it

Further Resolved, Upon Council approval of this acquisition, the Authority is authorized to accept title to the property from the City of Milwaukee; and, be it

Further Resolved, That the Redevelopment Authority is authorized to request services and assistance from WNDR under the WAM Contractor Services Award program and to comply with state and federal rules for the program; and, be it

Further Resolved, That the proper officials of the Authority are authorized to submit an application to the WDNR for contractor services under the WAM program, sign documents and take necessary action to comply with approved award activities; and, be it

Further Resolved, That application, acceptance and funding of the WNDR Ready for Reuse Grant under the terms specified above, is authorized, including provision of matching funds; and be it

Further Resolved, That the proper officials of the Authority are authorized to enter into all contracts necessary to accomplish all activities relating to the remediation of subject properties.

CERTIFICATION

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)

David P. Misky
Assistant Executive Director-Secretary
