Redevelopment Authority of the City of Milwaukee

Resolution No.:	**10498**
Adopted on:	August 21, 2014
Project Area:	Blight Elimination/ 33rd & Lisbon
Aldermanic District:	15th

Resolution approving the blight designation of the City-owned brownfields at 3301-03, 3305-07, and 3309-11 West Lisbon Avenue and 3300-02, 3304-12, and 3316 West Lisbon Avenue for acquisition and remediation as a condition of an EPA grant and approving the blight designation and acquisition of the adjoining City-owned vacant lot at 1815 North 33rd Street to facilitate future land assemblage and redevelopment.

Whereas, The City of Milwaukee acquired the six brownfield parcels at 3301-3311 West Lisbon Avenue and 3300-3316 West Lisbon Avenue through tax foreclosure prior to the City's implementation of environmental due diligence procedures; and

Whereas, The Redevelopment Authority has previously used community-wide hazardous assessment grant funding from the U.S. Environmental Protection Agency to conduct soil and groundwater sampling to determine the extent of contamination at the properties requiring remediation; and

Whereas, The Redevelopment Authority plans to apply to the U.S Environmental Protection Agency for Brownfield Clean-Up Grants for which the Authority, rather than the City of Milwaukee, is required to be the property owner in order for the Authority to accept and disburse funds for remediation; and

Whereas, When the Redevelopment Authority takes title to the properties, staff recommends that the Authority also acquire the adjoining vacant lot at 1815 North 33rd Street to facilitate future land assemblage and redevelopment under common ownership; and

Whereas, Section 66.1333(5)(c) of the Wisconsin Statutes enables a redevelopment authority of a first class city to acquire blighted property without designating a boundary or adopting a redevelopment plan; 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 August 21, 2014, by the Authority pursuant to the provisions of Section 66.1333(5)(c)2 of Wisconsin Statutes; and

Whereas, The properties at 3301-03, 3305-07, and 3309-11 West Lisbon Avenue and 3300-02, 3304-12, and 3316 West Lisbon Avenue can be considered blighted because the environmental condition and vacant status of these properties impairs or substantially arrests the sound growth of the City of Milwaukee as outlined in Section 66.1333(2m)(bm), Wisconsin Statutes; and

Whereas, Prior to acquisition, Wisconsin Statutes, requires that Common Council of the City of Milwaukee approve the blight designation and acquisition of property; now therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee, that the properties at 3301-03, 3305-07, and 3309-11 West Lisbon Avenue and 3300-02, 3304-12, and 3316 West Lisbon Avenue and 1815 North 33rd Street are found to be blighted within the meaning of Section 66.1333(2m)(bm), Wisconsin Statutes, by virtue of their present environmental condition, vacant nature, which substantially 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 approve the blight designation and acquisition as required under Wisconsin Statutes; and, be it

Further Resolved, Upon Council approval of these acquisitions, the Executive Director-Secretary of the Authority is authorized to accept title to the property from the City of Milwaukee.

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