



Legislation Text

File #: 081542, Version: 0

081542
ORIGINAL

ALD. BAUMAN

Resolution facilitating improvement of the former Esser Paint facility by approving the blight designation and acquisition by the Redevelopment Authority for properties at 32nd and Galena after tax foreclosure by the City of Milwaukee.

Adoption of this resolution by at least a two-thirds vote of the Common Council of the City of Milwaukee will approve the blight designation of properties for acquisition by the Redevelopment Authority of the City of Milwaukee pursuant to Section 66.1333, Wisconsin Statutes, after In-Rem foreclosure by the City of Milwaukee.

Whereas, The Redevelopment Authority of the City of Milwaukee ("Authority") has been working with Galena Redevelopment Corporation ("GRC"), owner of the former Esser Paint facility at 1542-46 North 32nd Street, 3207 West Cherry Street and 3131 West Galena Street ("Esser Properties"), regarding site remediation, demolition and acquisition, but efforts have been hampered by delinquent property taxes and other liens; and

Whereas, GRC is delinquent on its 2006, 2007 and 2008 taxes for the Esser Properties and the City Treasurer has commenced efforts to enforce the City of Milwaukee's ("City") tax liens by In-Rem foreclosure action that will result in the City obtaining fee simple title; and

Whereas, After tax foreclosure, future remediation and redevelopment of the Esser Properties and an adjacent City lot at 1500 North 32nd Street would be optimized if all the properties were under common ownership of the Authority, which then would apply for various grants to complete remediation, demolish the improvements and to assemble the site for future redevelopment in a manner compatible with revitalization efforts in the 30th Street Industrial Corridor; and

Whereas, Section 66.1333(5)(c), Wisconsin Statutes, enables the Authority of a first class city, with the approval of the local legislative body of that city, to acquire blighted properties without designating a boundary or adopting a Redevelopment Plan after providing proper notice to the property owner and conducting a public hearing on the proposed blight designation; and

Whereas, GRC is cooperating with the City regarding tax foreclosure contingent on the Authority's future ownership of the Esser Properties and waived its right to receive the statutory notice for the public hearing on the blight designation; and

Whereas, The Authority conducted a public hearing on February 19, 2009 pursuant to the provisions of Section 66.1333(5)(c)(2), Wisconsin Statutes, after which it determined the subject properties to be blighted within the meaning of Section 66.1333(2m)(bm), Wisconsin Statutes, as summarized in a Blight Designation Summary, a copy of which is attached to this Common Council File, and requested Common Council approval of the blight designation and acquisition by the Authority contingent on tax foreclosure of the Esser Properties by the City; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the properties at 1500 and 1542-46 North 32nd Street, 3207 West Cherry Street and 3131 West Galena Street are found to be blighted pursuant to Section 66.1333, Wisconsin Statutes; and, be it

Further Resolved, That the City shall file and prosecute an In-Rem foreclosure action against the Esser Properties; and, be it

Further Resolved, That upon tax foreclosure of the Esser Properties by the City, the Commissioner of the Department of City Development, or designee, is authorized to execute the deed to transfer the Esser properties and the adjoining City lot to the Authority on an "as is, where is" basis without monetary consideration for remediation and demolition to prepare the site for future marketing and to execute any documents necessary to provide clear title; and, be it

Further Resolved, That the Authority is requested to begin preparation of a Redevelopment Plan pursuant to Section 66.1333(6), Wisconsin Statutes, to guide future redevelopment of the Esser Properties and other sites in the vicinity of the 30th Street Industrial Corridor.

DCD-Redevelopment Authority

BT:bt

03/03/09/B