



Legislation Text

File #: 981758, Version: 2

981758
SUBSTITUTE 2
980823
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Substitute resolution authorizing and directing the Permit and Development Center of the Department of City Development and the Department of Public Works to refund permit and plan examination fees already paid, and to waive any future permit and plan examination fees, relating to the construction of the Business Improvement District No. 2 parking structure at North Water and East Chicago Streets.

- Analysis -

This resolution authorizes and directs the Permit and Development Center of the Department of City Development and the Department of Public Works to refund all permit and plan examination fees already paid relating to construction of the Business Improvement District No. 2 parking structure at North Water and East Chicago Streets. It also authorizes and directs the same agencies to waive any future permit and plan examination fees relating to this project. The refunding and waiving of fees is contingent upon the Board of Business Improvement District No. 2 amending, with Common Council approval, the Operating Plan for the District to include an annual payment in lieu of taxes for said parking structure.

Whereas, Business improvement districts are creations of the City pursuant to s. 66.608, Wis. Stats.; and

Whereas, The City has supported and overseen Business Improvement District No. 2 (Historic Third Ward) by creating the District, approving the annual operating plans for the District, collecting and disbursing assessments for the District, making annual financial contributions to the district and entering into development agreements with the District relating to various development projects undertaken by the District; and

Whereas, On October 9, 1998, the Common Council adopted File Number 980823, a resolution approving the 1999 Operating Plan for Business Improvement District No. 2; and

Whereas, The approved Operating Plan calls for the development and implementation of a plan for the construction of a parking structure on the southeast corner of North Water and East Chicago Streets; and

Whereas, The approved Operating Plan also states that it is the objective of the District to operate, maintain, lease and hold a special privilege for the proposed parking structure; and

Whereas, On July 24, 1998, the Common Council adopted File Number 972014, a resolution authorizing Business Improvement District No. 2 to borrow up to \$5,720,000 through the Redevelopment Authority of the City of Milwaukee to construct a 430-car parking structure on the southeast corner of North Water and East Chicago Streets; and

Whereas, The City has also supported the development of this parking structure by bearing 50% of the cost of the letter of credit that secures the bonds sold to finance the project; and

Whereas, All of the aforementioned actions and documents indicate that the parking structure at North Water and East Chicago Streets is a City-supported development; and

Whereas, The current estimated total cost of the permit and plan examination fees (both already-paid and yet-to-be-paid) for this construction project is nearly \$89,000; and

Whereas, It is counterproductive to charge permit and plan examination fees for construction of a City-supported project; and

Whereas, The City did not charge permit fees for the construction of the other Business Improvement District No. 2 parking structure, located at North Milwaukee and East Chicago Streets; and

Whereas, Business Improvement District No. 2 has agreed to make payments in lieu of taxes for the proposed parking structure in the amount of \$35,000-\$40,000 annually (the exact amount will depend on the value of the structure and the revenue it generates); and

Whereas, These payments in lieu of taxes will offset the loss of City revenues that comes from refunding and waiving permit and plan examination fees for the project; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Permit and Development Center of the Department of City Development and the Department of Public Works are authorized and directed to refund, to the parties who paid them, all permit and plan examination fees already paid relating to the construction of the Business Improvement District No. 2 parking structure on the southeast corner of North Water

and East Chicago Streets; and, be it

Further Resolved, That the Permit and Development Center of the Department of City Development and the Department of Public Works are further authorized and directed to waive all future permit and plan examination fees relating to the construction of this parking structure; and, be it

Further Resolved, That no permit or plan examination fees for the Business Improvement District No. 2 parking structure on the southeast corner of North Water and East Chicago Streets shall be refunded or waived until the Board of Business Improvement District No. 2 amends, subject to Common Council approval by resolution, the Operating Plan for Business Improvement District Number 2 to include an annual payment in lieu of taxes to the City for said parking structure.

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