



Legislation Text

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Resolution approving the blight designation of the privately owned property at 708 West Garfield Avenue and authorizing its acquisition by the Redevelopment Authority of the City of Milwaukee in the 6th Aldermanic District. (Redevelopment Authority)

- Analysis -

Adoption of this resolution by at least two-thirds vote of the Common Council of the City of Milwaukee will approve the blight designation of the property at 708 West Garfield Avenue and authorize its acquisition by the Redevelopment Authority of the City of Milwaukee utilizing the Spot Acquisition procedures set forth in Section 66.431, Wisconsin Statutes, and Community Development Block Grant funds.

Whereas, Under the provisions of Title I of the Housing and Community Development Act of 1974, as amended, (herein called the "Act") the Secretary of the Department of Housing and Urban Development is authorized to make financial grants to a unit of general local government (herein identified as the "Common Council of the City of Milwaukee" or "Council") for undertaking and carrying out redevelopment projects under an approved Community Development Program; and

Whereas, In Common Council File No. 49-2311-8d, adopted on September 16, 1968, the Redevelopment Authority of the City of Milwaukee ("Authority") was designated the Agent of the City of Milwaukee ("City") for the purpose of administering, undertaking, and carrying out all blight elimination, slum clearance, and urban renewal programs and projects both present and future; and

Whereas, Applicable Wisconsin law, particularly Section 66.431(5)(c), Wisconsin Statutes, as amended, enables the Authority of a first class city, with the approval of the local legislative body of that city, to acquire blighted property without designating a boundary or adopting a redevelopment plan; and

Whereas, In Common Council File No. 931438 adopted January 25, 1994, the Council deemed it desirable and in the public interest that the Authority undertake and carry out an urban renewal program under the Act and so authorized and directed the Authority to prepare Spot Acquisition Projects; and

Whereas, The Authority submitted an application to the City for the necessary financial assistance under such Act and for such other assistance as may be necessary for undertaking and carrying out such Project; and

Whereas, The owner of the subject property waived its right to the statutory notice and a public hearing was conducted on December 17, 1998 by the Authority pursuant to Wisconsin Statutes; and

Whereas, The Authority determined the subject property to be blighted within the meaning of Section 66.431(4)(bm), Wisconsin Statutes, as amended, and requested approval of this Spot Acquisition Project ("Project") by the Council; and

Whereas, In relation to the location and extent of public works and utilities, public buildings, and public uses proposed, the Authority has conferred with the City Plan Commission and with such other public officials, boards, authorities, and agencies of the City under whose administrative jurisdictions such uses respectively fall pursuant to Subsection 66.431(6)(c), Wisconsin Statutes; and

Whereas, The City Plan Commission, which is the duly designated and acting official planning body for the City authorized to prepare a comprehensive plan, has reviewed and determined that this Spot Acquisition Project conforms to the general plan for the City as a whole, and the Council has duly considered the recommendations of the planning body; and

Whereas, It is necessary that the Council take appropriate official action respecting this Spot Acquisition Project, in conformity with the necessary funding agreements for financial assistance between the Authority and the Council and between the Council and the United States of America under the Act; and

Whereas, The Council is cognizant of the conditions that are imposed in the undertaking and carrying out of redevelopment activities under Wisconsin law and the Act, including those pertaining to relocation payments and assistance, and to the prohibition of discrimination because of race, color, creed, or national origin; and

Whereas, Where clearance and redevelopment is proposed, Wisconsin law requires Council approval of a Relocation Plan assuring that decent, safe, and sanitary dwellings substantially equal in number to the number of substandard dwellings to be removed in carrying out the Spot Acquisition Project are available or will be provided at rents or prices within the financial reach of the income groups displaced; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee that the Spot Acquisition Project known as 708 West Garfield Avenue (Tax Key No.

352-0619-100-5) is approved; and, be it

Further Resolved, That it is found, determined, and reaffirmed that:

1. This Spot Acquisition Project is a blighted property in need of blight elimination, slum clearance, and urban renewal, and qualifies as an eligible project within the meaning of Section 66.431(4)(bm), Wisconsin Statutes, as amended.
2. The objectives of the Authority cannot be achieved solely through rehabilitation of the Project.
3. This Spot Acquisition Project is feasible and conforms to the general plan of the City.
4. Financial assistance to the Authority under the provisions of Title I of the Housing and Community Development Act of 1974, as amended, is necessary to enable the Project to be acquired and renewed, and accordingly, the Authority's application for financial assistance from the Council under the Act is confirmed and approved; and, be it

Further Resolved, That to implement and facilitate the prosecution of this Spot Acquisition Project, certain official action to support the new land uses after redevelopment may be taken with general references, among other things, to changes in zoning; the vacation and removal of streets, alleys, and other public ways; the location and relocation of sewer and water mains and other public facilities; and other public actions deemed necessary to effectuate the purpose of this Project including the prohibition of any new construction in the Project area, and accordingly, this Body:

1. Pledges its cooperation in helping to carry out this Spot Acquisition Project.
2. Directs that no new construction shall be permitted or authorized in this Spot Acquisition Project by any agencies, boards, or commissions of the City under local codes or ordinances unless as authorized by the Council under Section 66.431(6)(e), Wisconsin Statutes.
3. Directs the various public officials, departments, boards, and agencies of the City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with this Project's objectives.
4. Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate this Project; and, be it

Further Resolved, That the City Clerk is authorized and directed to transmit a certified copy of this resolution to the Commissioner of the Department of Public Works, the Commissioner of Building Inspection, the City Engineer, the Assessment Commissioner, the Director of the Community Block Grant Administration, the Redevelopment Authority of the City of Milwaukee, and to such other agencies, boards, and commissions of the City having administrative jurisdiction in the premises described above; and, be it

Further Resolved, That upon Council and State of Wisconsin approval of a Relocation Plan prepared for this Project by the Authority pursuant to applicable provisions of Wisconsin law, and upon execution of the necessary funding agreement undertaking and carrying out this Project including all provisions relating thereto, the Authority is requested to proceed with the prosecution of this Project as provided in Section 66.431, Wisconsin Statutes, as amended.

DCD-Redevelopment Authority
EMM/bmm
12/18/98/D