



Memo

DATE: May 9, 2016

TO: Mayor and Common Council

FROM: Nic Sparacio, Community Development Director
Kathleen Mc Daniel, City Attorney

RE: Condemnation Process for Mirro Plant #9, 1512 Washington Street

Greetings Mayor and Common Council,

As staff prepares to position the City of Manitowoc for the condemnation and demolition of 1512 Washington Street, our primary goals are maximizing the City's environmental liability protections, protecting public health and safety, and using the committed funds wisely. The first step is to acquire the property. The acquisition process we are recommending with these goals in mind is to formally approve a finding that the property is blighted and to then proceed with the cooperative condemnation as stipulated in the settlement with the property owner. The acquisition is to be completed by July 1, 2016 per the settlement agreement. Staff has consulted with and received initial concurrence on this process from the Wisconsin Department of Natural Resources.

Completing this process will eventually require approval by at least a two-thirds majority the Common Council of a resolution with the following findings: 1) that the condemnation is necessary for the reason that the property is blighted, and 2) that a comprehensive redevelopment plan is not necessary to determine the need for the acquisition, the uses of the property after acquisition, and the relation of the acquisition to other property redevelopment. A draft of that resolution is being provided for you at this time.

This process will also require that the Community Development Authority (CDA) play a key role in acquiring and holding the property. The CDA must hold a public hearing on the determination of blight, must pass a similar resolution noting the need for the condemnation, and will become the property owner once the transfer is complete. In the future, the property can then be transferred to other parties for the purpose of redevelopment.

At this time, staff is requesting the following actions from the Common Council:

1. Approve the initial resolution contingent upon returning to Council for final approval.
2. Direct the Community Development Authority to determine whether the property is blighted.
3. Direct the Community Development Authority to hold a public hearing regarding its determination of blight.
4. Direct staff to complete the required notifications, obtain a property value appraisal, and obtain a Phase 1 environmental assessment.

Planning and data gathering are continuing regarding the construction/demolition process and other possible funding sources that can be applied to the project. We expect to have at least one additional (and more detailed) cost estimate for the project prior to the anticipated final approval of the resolution

at the June 20 meeting of the Common Council. This detailed estimate will be accompanied by a funding plan.