

RESOLUTION DECLARING PROPERTY AT 1512 WASHINGTON STREET BLIGHTED AND AUTHORIZING THE COMMUNITY DEVELOPMENT AUTHORITY TO ACQUIRE AND ASSIST THE REDEVELOPMENT OF THE PROPERTY

WHEREAS, Wisconsin Statutes §66.1333, the Blight Elimination and Slum Clearance Act (the “Act”), states that it is the policy of this state to protect and promote the health, safety and general welfare of the people of the state in which blighted areas exist by the elimination and preservation of such areas through the utilization of all means appropriate for that purpose, thereby encouraging well-planned, integrated, stable, safe and healthful neighborhoods, the provision of healthful homes, a decent living environment and adequate places for employment of the people of this state and its communities in such areas; and,

WHEREAS, the Common Council has created a Community Development Authority under Manitowoc Municipal Code §3.160 for the purpose of carrying out blight elimination, slum clearance, urban renewal programs and projects and housing projects; and

WHEREAS, the Act allows the authority to undertake activities within the City for the purpose of carrying out redevelopment, blight elimination, blight prevention and urban renewal programs and projects as set forth in the Act, together with all powers necessary or incidental to effect adequate and comprehensive redevelopment, blight elimination, and urban renewal programs and projects; and,

WHEREAS, the factory complex at 1512 Washington Street (the “Property”) has been proposed as the site for various public improvements and private development projects; and,

WHEREAS, blight elimination, slum clearance, and urban renewal and redevelopment projects at the Property will protect and promote the health, safety, and general welfare of citizens of the City; and

WHEREAS, the Authority proposes to acquire or assist the private acquisition and development of the Property and to carry out blight elimination and urban renewal projects on the Property, including the installation and construction of public improvements on the Property, and to subsequently transfer portions of the Property to private developers; and,

WHEREAS, Section 5(c)1g. of the Act provides that the Authority may acquire blighted property without designating a redevelopment area or adopting a redevelopment plan if the Authority obtains advance approval of the Common Council by at least a two-thirds vote; and,

WHEREAS, the Authority will conduct a duly-noticed public hearing at which all interested parties will be afforded a full opportunity to express their views respecting this preliminary determination of blight for the Property; and,

WHEREAS, the City staff have made preliminary findings and recommendations that (i) found the Property to be a “blighted property” within the meaning of Wis. Stats. § 66.1333(2m)(bm), and (ii) submitted a preliminary blight determination of the Property for the purpose of carrying out blight elimination and urban renewal projects to the Community Development Authority and Common Council for approval; and,

WHEREAS, in accordance with the Act, this Common Council now finds it necessary and in the public interests that the Authority undertake activities to eliminate and prevent blight, obsolescence, and the deterioration of the Property and to promote redevelopment and urban renewal on the Property; and,

WHEREAS, this Common Council has studied the facts and circumstances relating to the Property and the proposed acquisition of the Property, consideration having been given, among other items, to the following matters: (i) the definition of “blighted property” contained in Section (2m)(bm) of the Act, (ii) the Report with respect to the existence of blight on the Property in the context of the Act, (iii) the past and existing condition of, and the proposed uses of, the Property and of similar properties, (iv) the goals and objectives of the proposed acquisition of the Property, (v) visual inspections of the Property and surrounding areas by various members of the Authority and by various staff of and consultants to the City, and (vi) reports and recommendations to the Common Council by the Authority and City staff members.

NOW THEREFORE, BE IT RESOLVED by Mayor Justin M. Nickels and the Common Council of the City of Manitowoc that:

1. The Common Council hereby finds, determines and declares that the Property is blighted within the meaning of Section (2m)(bm) of the Act which substantially impairs or arrests the sound growth of the community.

2. The Common Council finds that a comprehensive redevelopment plan is not necessary to determine the need for the acquisition of the Property, the uses of the Property after acquisition and the relation of the acquisition to other property redevelopment by the Authority.

INTRODUCED _____

ADOPTED _____

APPROVED _____

Justin M. Nickels, Mayor

This resolution was drafted by Kathleen M. McDaniel, City Attorney

Fiscal Impact: _\$2,400,000 est..

Funding Source: _GO Debt Issued 2016

Finance Director Approval: /sc

Approved as to form: /kmm