

TAX INCREMENTAL DISTRICT NUMBER SIX

CITY OF WEST ALLIS

PROJECT PLAN

S. 67 and W. Becher Place Light Industrial Park

(Current Sealtite Roofing)



1960 S. 67 Place

**Prepared by:
Department of Development
City of West Allis**

For Public Hearing January 13, 2003

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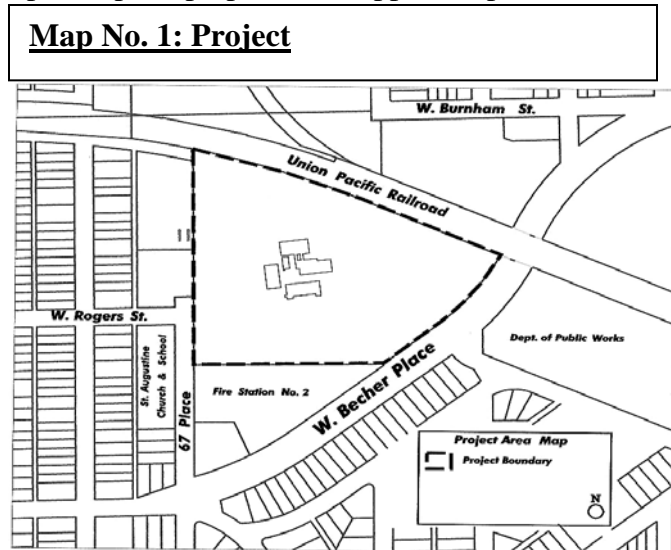
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I. Introduction

This document is the Project Plan (“Project Plan”) for Tax Incremental District Number Six, City of West Allis (the “District”). The Project Plan has been prepared in conformance with the provisions of Wisconsin Statutes Section 66.1105 (the “Tax Increment Law”).

The District consists of 11.61 acres of land located at 1960 S. 67 Place. It is between W. Becher Place and S. 67 Place next to Fire Station #2, often referred to as the “Lime Pit” because of the lime stored on the site for many years. The District boundaries are coterminous with those of a redevelopment plan, prepared and approved pursuant to Wisconsin Statutes Section 66.1333. The “67 & Becher Place Redevelopment Plan,” which addresses opportunities for redevelopment in the district. The goals, objectives and strategies set forth in the Redevelopment Plan are consistent with those of the District.

The Redevelopment Plan will be implemented by the Community Development Authority (the “Authority”) of the City of West Allis.



II. Statement of Project Area

The District is bounded on the **north** by the Union Pacific railroad tracks, on the **east** by Becher Place, on the **south** by the West Allis Fire Station #2, and on the **west** by S. 67th Place. A map of the District is shown below. A legal description is provided in Exhibit No. 1 – Legal Description. The total area of the District is 11.61 acres contained entirely within a single property.

III. Project Plan Goals and Objectives

The creation of the District promotes the orderly development of the City as follows:

Goals:

1. To reverse the below-average increase in tax base and to increase the economic vitality of the neighborhood by eliminating blighted, underutilized property and by encouraging new private/public development
2. To broaden the property tax base of the community.

3. To reposition this industrial area, created in the early 1900's, to be competitive in the 21st Century.
4. To directly serve to rehabilitate or conserve the area.
5. To eliminate blight and prevent the development and spread of blighted areas.

Objectives:

1. Eliminate obsolescent and deteriorating buildings, blighting influences and environmental deficiencies, which detract from the functional unity, aesthetic appearance, economic welfare and prevent the recurrence of blight and blighting conditions in the surrounding neighborhood and on the Former Air Reduction Company site.
2. Eliminate underutilized land and environmentally hazardous conditions.
3. Divide land into parcels functionally adaptable with respect to shape and size for disposition and redevelopment in accordance with development needs and standards.
4. Remove deteriorated, obsolescent, blighted and structurally substandard buildings for uses permitted in this Plan.
5. Provide for the orderly physical and economic growth of this parcel through planned and controlled redevelopment.
6. Foster redevelopment activities included in this project, which are consistent with uses permitted in this Plan, the sound needs and growth of the surrounding area, and the community as a whole.
7. Assure redevelopment incorporating architectural design, site planning, landscaping, signage, public art and amenity lighting, which are aesthetically pleasing and compatible with existing development in the area.
8. Foster economic development by providing facilities, which generate employment opportunities and/or new housing for city residents.
9. Provide economic development loans and/or grants to qualified redevelopers consistent with the goals and objectives of this Plan.
10. Provide project and site improvements, including the installation, construction, or reconstruction of streets, alleys, pedestrian ways, parking lots, utilities, and other related improvements necessary for carrying out the objectives of this Plan.

11. Achieve private redevelopment, which will add to the tax base of the City of West Allis and stimulate business activity in this part of the city.

IV. Existing Land Uses and Conditions:

BLIGHTING INFLUENCES:

According to the Wisconsin Department of Natural Resources (WDNR) public access file, the records from the West Allis Building Inspections files and observations of current operations, there are three major causes of blight in the project area — 1) the presence of environmentally hazardous conditions, 2) the presence of deteriorated and dilapidated structures and 3) increasing geotechnical degradation of the site.



1) Environmentally Hazardous Conditions: The former Industrial Landfill has been used as a carbide gas manufacturing plant, a waste storage and transfer facility, an oil/hazardous waste trucking terminal, and a salvage/junkyard. Much of the site was a lime pit, used to store lime slurry, a byproduct of manufacturing carbide gas. Over the years, a variety of contamination has occurred on the site, including small oil spills and lime slurry discharge. The actual amount of contamination is unknown at this time. The WDNR has conducted a few basic site investigations on the property, and the property is subject to a WDNR Stipulation and Order in a pending remediation matter.

Over the years, lime residue has leached into the groundwater along the boundaries of the site, creating an environmental hazard. According to the WDNR, the lime slurry is slightly caustic and has a high pH level, which poses a threat to the local environment.

The WDNR has ordered the current property owner to completely remove the remaining lime and take basic environmental remediation actions since, although the owner has failed to meet deadlines set by the WDNR several times in the past, the owner is current with all WDNR requirements under the Stipulation and Order now. The lime has been removed from the pit and placed in piles in one corner of the site, which is still a cause of area contamination. Pursuant to the Stipulation and Order, WDNR has required the owner to remove all piles of lime slurry.

Currently, the property owner leases out portions of the site to various construction and trucking related businesses that store their equipment on the property. In 1998, a former oil-trucking tenant had a tanker truck spill 200 gallons of oil onto the ground. An independent environmental engineering firm was called to investigate the spill however,

the WDNR requested additional investigations, which have yet to be reported by the oil-trucking tenant.

2) Deteriorated and Dilapidated Structures: The property, formerly occupied by a carbide gas manufacturer, can be characterized as an older manufacturing site with dilapidated industrial structures, warehouses, and garages. The property contains four deteriorating and dilapidated metal and brick industrial/storage buildings varying in size between approximately 3600 to 5500 square feet. The site also has large deteriorating storage standing near the former lime

Over several years, the property has received numerous building code violations for conditions that deemed unsafe and/or unsanitary by the City of Allis. The Building Code violations range from abandoned vehicles and



two silos pit.

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vehicle parts, improper storage of materials in roof trusses, leaky roofs, and structurally unstable loading docks to improperly ventilated toilet rooms. It is these continuous and numerous code violations that match the State of Wisconsin's definition of a blighted area.

Observations of the site from the West Allis Fire Department's Training Tower to the South, clearly display that the site has the unkempt appearance of a junkyard. Buildings on the site are in poor condition and much of the site is used to store truck trailers and dumpsters. The St. Augustine Church and School are immediately adjacent to the property with the school's playground dangerously close to the site's hazardous conditions.



3) Increasing Geotechnical Degradation: The lime pit that once existed on the site is currently being filled in with dirt, gravel, and broken pieces of concrete. This action of accepting waste fill material further diminishes the geotechnical soil bearing capacity of the site and further exacerbates the potential reuse of the site. Any fill material deposited on this site that is not compacted will have to be excavated and material that is unsuitable



for placing footings & foundations will have to be removed from the site. The additional handling, trucking and disposal costs will be considerable. Any remaining suitable fill will still have to be compacted in about 8” to 12” lifts.

In general, a property can be considered blighted as evidenced by the blight that exists as a result of the environmentally hazardous conditions and deteriorated structures on the property, according to Wisconsin State Statute 66.1331.

Additionally, the fact that the land is valued more than the site improvements are further evidence that the site is grossly underutilized. The site in currently has an assessed Fair Market Value of 260,700 for land and only \$83,100 for improvements. The entire site currently generates less then \$10,300 in property taxes.

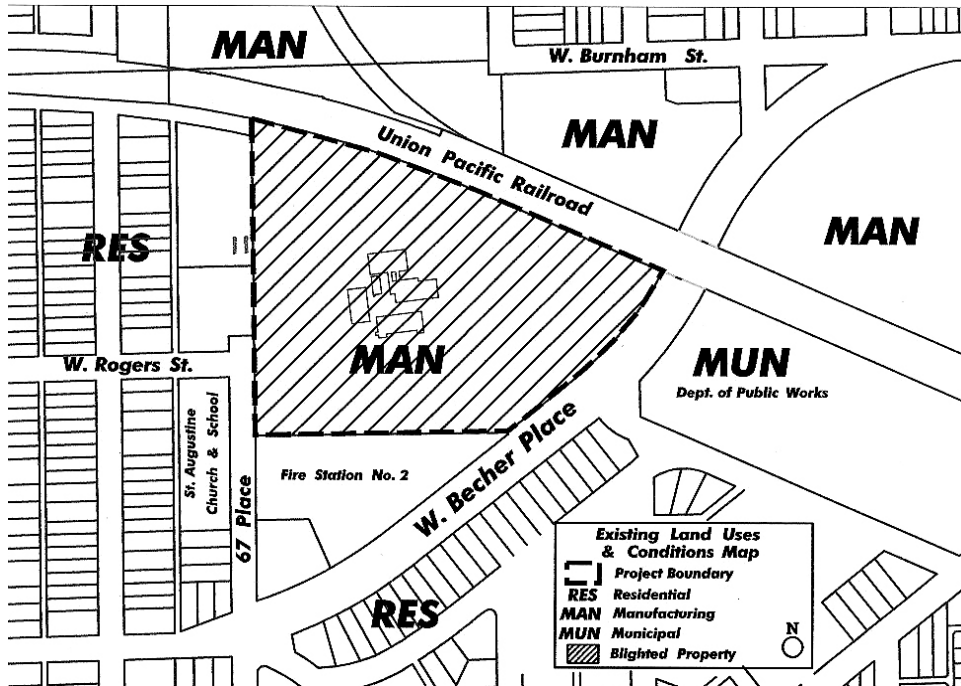
If the site were redeveloped as a light industrial park the taxable value would be around \$ 9,200,000 and generate additional (tax increment) property tax relief in the area of about \$234,800 per year.

TABLE 1

PROJECTED PROPERTY TAX INCREMENT

PROPERTY TAXES	LAND	IMPROVE-MENTS	PERSONAL PROPERTY	TOTAL	PROPERTY TAXES
CURRENT	\$ 261,000	\$ 83,100	\$ 43,000	\$ 386,700	\$ 10,300
PROJECTED	<u>\$ 754,700</u>	<u>\$7,688,000</u>	<u>\$ 770,000</u>	<u>\$9,212,700</u>	<u>\$ 245,100</u>
TAX INCREMENT	\$ 493,700	\$7,604,900	\$ 727,000	\$ 8,826,000	\$ 234,800

Map No. 2: Existing Uses & Conditions



CONCLUSION: The environmental hazards and the distressed state and disrepair of the structures on the property substantially impair and arrest the sound growth of the community, constitute an economic and social liability and are a mere menace to the public's health, safety, morals, and welfare in its present condition and use. It is important to pursue redevelopment in a proactive approach to prevent the site from accumulating additional fill materials that cannot be developed upon, as well as discarded vehicles. In recognition of all the above, the area is therefore a blighted area within the meaning of Section 66.1333(6)(b)(1) of the Wisconsin Statutes in need of blight elimination and an urban redevelopment project.

V. Proposed Changes in Project Area Land Uses

No changes are proposed to the zoning ordinance, master plan, building codes or city ordinances. The District will be redeveloped with light industrial uses, which meets the current zoning.

VI. Statements of Proposed Improvements

To prepare the District for development, the land will need to be cleared and environmental testing and clean-up will be conducted. Project costs will also include relocation of the existing businesses, and site grading and geotechnical work to fill the former lime pits.

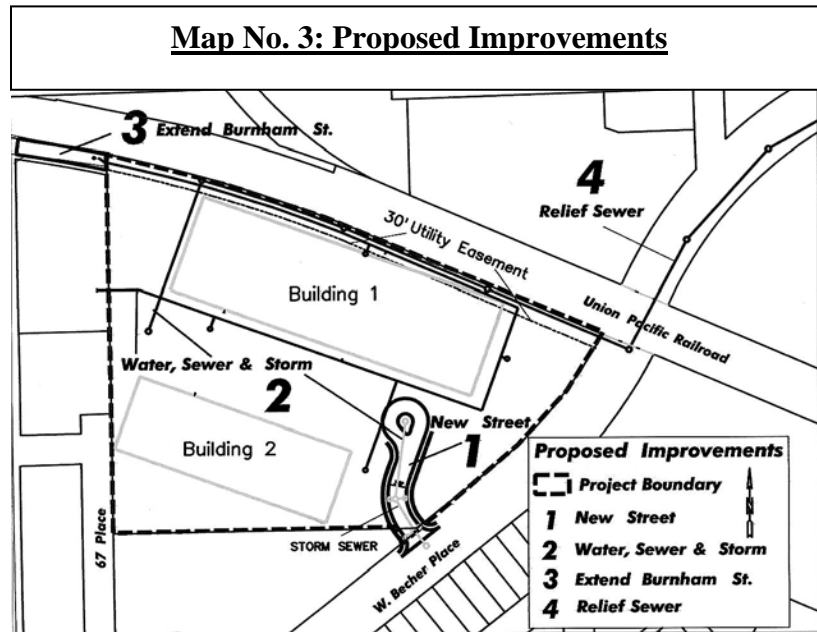
The district is currently only accessible from S. 67 St. In order to facilitate development, a new street cul-de-sac is proposed connecting with W. Becher Place as shown in the map below. The parcel will be divided into 2 lots. Other improvements will consist of water and sewer connections. A 30' utility easement will be created along the northern lot line abutting the Union Pacific Railroad. The map below shows the location of the proposed improvements.

II. Estimated Project Cost

The project costs are directly related to eliminating blight and directly serve to rehabilitate or conserve the area, consistent with the purpose for which the District was created.

Project costs: The project costs included in this section are without limitation, eligible project costs as defined under Section 66.1105 (2) (f) of the Wisconsin Statutes.

The City's policy the use of these funds is to assist major redevelopment projects, which will generate additional property taxes (increment). The maximum amount City participation any private redevelopment project will be based upon the expected property increment to be generated by the redevelopment projects for a period no longer than 23 years pursuant to the Tax Increment Law.



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Proposed project costs include property acquisition, demolition, geotechnical improvements (soil compaction) resulting from uncompacted fill recently dumped on the site, environmental remediation, utility & roadway improvements, to financing and administration costs. The total project costs are more fully described in Exhibit No. 3

Financial Conditions Analysis and Exhibit No. 4 Economic Feasibility Analysis with particular reference to part B. Total Redevelopment Costs.

Some of these costs may be contributions made under Section 66.1333 (13) of the Wisconsin Statutes to the Community Development Authority in connection with its implementation of the Project Plan. The Common Council may make those contributions pursuant to a Cooperation Agreement entered into with the Authority.

Off-Site Improvements: There may be two off-site improvements one for improved roadway access and the other for sanitary sewer relief line reconstruction.

The construction of an access roadway off W. Becher Place may be necessary to provide for enhanced roadway access. Current access is from primarily a residential street. Because of the steep elevation of the site adjacent to W. Becher place a portion of this roadway may be constructed over northwest corner City of West Allis owned property that is part of Fire Station No. Two. Further depending on total project cost and neighborhood considerations another option would be to reconstruct the unimproved portion of W. Burnham Street to S. 68th. The principal purpose of any of the street improvements

would be to reduce the traffic volumes off the primarily residential street of S. 67th Place.

Also a sanitary sewer relief line along the northern property line and then extending along Burnham Street to 62 St may need to be reconstructed. This line may be necessary to



accommodate additional flow from this development because the existing sewer line is already experiencing backups off-site.

The construction of any of the improvements will be dependent upon the continued financial feasibility of the project as monitored by the Community Development Authority.

Non-project costs: Non-project costs that are anticipated include Wisconsin Department of Natural Resources (DNR) Site Assessment grant of less than \$100,000 and private investment in development cost by ultimate purchaser(s) of the site currently estimated to

be around \$9 million dollars. The potential exist that the City may also be eligible financing from the DNR's Land Recycling Loan Program in lieu of General Obligation (G.O.) Bonds

VIII. Project Financing and Timetable for Expenditures

The project is currently planned to be financed primarily through the sale of Taxable General Obligation (G.O.) Bonds, Tax Exempt G.O. Bonds, land sale proceeds, and federal and state grants such as Wisconsin Department of Commerce Brownfield Grants, Wisconsin Department of Natural Resources Site Assessment Grants.

Due to the substantially lower interest rate on G.O. bonds, the anticipated tax increment revenue would be more than adequate to cover the total debt service if the larger development (Industrial B, 38% land coverage) shown in the Economic Feasibility Study (Exhibit 4) were used.

The bulk of the Project Plan cost will be incurred and the expenditures will be made by the year 2004.

It should further be noted that a number of structural engineers and geotechnical consultants will also be evaluating structural and soil bearing capacity site conditions throughout the project area. Due to the past uses of the site, the environmental/building/geotechnical costs may vary considerably.

Depending on the ultimate purchasers of each disposition parcels, there may be a need to install and/or relocate some public or private infrastructure such as sewer, water, roadway, gas, electric, etc., to more readily accommodate development.

IX. Tax Increment Projection and Economic Feasibility Analysis

The financial feasibility of the Project Plan is based upon the expected property tax increment to be generated.

The tax increment to be generated by the District is based upon the increases in real and/or personal property value and the building improvements/ additions during the life of the District. The cash flows set forth in Exhibit No.4 - Economic Feasibility Analysis indicates that the anticipated revenues exceed the projected estimated project cost for the high density development as described in option Industrial B (with 38% lot coverage). The Project Plan, therefore, has been determined to be economically feasible if the high density development is built and assuming all anticipated redevelopment cost are incurred.

The City recognizes that a real potential exists that the environmental and site preparation costs may be considerably higher or lower than currently projected. The City intends to recover these costs to the greatest extent possible through revenues generated by the District.

As a result of projected amount of debt to be issued to finance the project costs, the incremental revenue required to service the debt will necessitate that the District continue for about 17 years (maximum 23-year period allowed by state statutes).

X. Statement of Feasible Method Proposed for Relocation

The City and the Authority are authorized to make relocation payments to, or with respect to, persons (including families, business concerns and others) being displaced from the project for moving expenses and losses of property for which reimbursement or compensation is not otherwise made. Any persons being displaced during the course of the project relocated from properties within the area during the course of project execution, shall be afforded the opportunity to be relocated in available accommodations which are decent, safe, sanitary, and otherwise habitable and which are within their financial means, all in accordance with a Relocation Plan, prepared pursuant to Sections 32.19 and 32.25 to 32.27 and 66.431(10) of the Wisconsin Statutes. and subsequently approved by the Wisconsin Department of Commerce.

The Attachments and Exhibits are incorporated into the Project Plan for Tax Incremental District Number Six, City of West Allis, Wisconsin, and by reference made a part thereof pursuant to Section 66.1105 of the Wisconsin Statutes.

APPENDIX OF EXHIBITS

Exhibits

Exhibit No. 1 – Legal Description

Exhibit No. 2 – Statement of Lands and Interest to be Acquired

Exhibit No. 3 – Financial Conditional Analysis

Exhibit No. 4 – Economic Feasibility Analysis

Attachments

Attachment No. 1 – Assessor’s Letter

Attachment No. 2 – Legal Opinion

Exhibit No. 1 – Legal Description

Lot 1, Block 2, in Assessor's Plat No. 268, being a part of the South East ¼ of Section 3, Township 6 North, Range 21 East, in the City of West Allis, County of Milwaukee and the State of Wisconsin, excepting there from that part conveyed to the City of West Allis by Deed recorded in Volume 3105 of Deeds, Page 5, as Document No. 3167732. Tax Key # 475-0004-000

Exhibit No. 2 – Statement of Lands and Interest to be Acquired

Only the property at 1960 S. 67 Place will be purchased, tax key # 475-0004-000. The interest to be required for each property is the Fee.

Exhibit No. 3 – Financial Condition Analysis

I. CURRENT Property Values

I. A. - Assessed Value		
Land Value	\$242,500	
Improvements	\$77,300	
Personal Property	\$39,900	
Total Value	\$359,700	
Property Tax on Assessed Value		\$10,069
		2.93%
I. B. - Fair Market Value		
Land Value	\$260,699	
Improvements	\$83,101	
Personal Property	\$42,894	
Existing Total - Fair Market Values	\$386,694	
		93.02%
Tax Rate of Fair Market Value	2.66%	
Property Tax on Fair Market Value		\$10,300
		Rate per \$1,000 26.60

II. PROJECTED Property Values

Total Sellable Site Acreage	11.6
	43,560
Total Site Square Feet	505,732

	Industrial A	Industrial B
Land Coverage Ratio	<u>25%</u>	<u>38%</u>
Projected Building Sq. Ft.	126,400	192,200.00
Cost Per Sq. Ft.	<u>\$40.00</u>	<u>\$40.00</u>
Projected Improvement Cost	\$5,056,000	\$7,688,000
Personal Property	\$510,000	\$770,000
Land Sale Price	\$754,700	\$754,700
Projected Total Property Values	\$6,320,700	\$9,212,700
	<u>2.66%</u>	<u>2.66%</u>
	\$168,100	\$245,100

*Projected Sale Price per Acre \$65,000

Exhibit No. 4 – Economic Feasibility Analysis

A. Total Property Redevelopment Costs

	Industrial A	Industrial B
Projected Total Property Values	\$6,233,600	\$9,085,500
Existing Total - Fair Market Values	(\$367,573)	(\$367,573)
INCREMENTAL Property Values	\$5,866,027	\$8,717,927
	2.72%	2.72%
Property Tax Increment	\$159,800	\$237,500

B. Total Property Redevelopment Costs

Projected Real Estate Value	\$754,700
Minus Cost to Cure	
1. Demolition Costs*	(\$50,000)
2. Decommissioning costs	(\$50,000)
3. Geotechnical Work	(\$200,000)
4. Environmental Investigation	\$20,000
5. Environmental Clean up	(\$50,000)
6. Concrete Removal	see * above
7. Total Costs to cure	(\$330,000)
8. Net Land Purchase Price	\$424,700

Redevelopment Costs

9. Additional Environmental Investigation	\$75,000
10. Additional Environmental Clean-Up	\$150,000
11. Relocation	\$300,000
12. Legal & Administrative	\$75,000
13. Sales Commission	\$44,000
14. Water Service Extension	\$200,000
15. Sanitary Sewer	\$150,000
16. Off-Site: Sanitary Sewer Relief Line	\$355,000
17. Storm Water Retention (MMSD)	\$275,000
18. Storm Sewer for Becher Place	\$25,000
19. Becher Place Roadway	\$175,000
20. Burnham Street Extension	\$25,000
21. Private Utilities	\$125,000
22. Business Park signage	\$0
23. Site Grading	\$0
24. Pro-rated property taxes	\$10,000
25. Capitalized Interest	\$100,000
26. Contingency	\$300,000
Total Redevelopment Costs & Land Purchase	\$2,808,700

Minus Land Sales	-\$754,700
Minus State Grants	-\$29,900
Minus Federal Grants	\$0
Incremental Redevelopment Costs	\$2,024,100

	Industrial A	Industrial B
Projected Property Tax Increment Per Year	\$159,800	\$237,500
Years required to finance Debt Service	Infeasible	16.64

Assessor's Letter

DRAFT

John F. Stibal
Director
Department of Development
City of West Allis

RE: Project Plan for Tax Increment District Number Eight

Dear Mr. Stibal:

The percentage of taxable property in all the tax incremental districts compared with all taxable property in the City of West Allis for 2004 is:

TOTAL TIF VALUE	\$
TOTAL CITY OF WEST ALLIS	\$

Sincerely,

Charles F. Ruud
City Assessor

Attachment No. 2 – Legal Opinion

DRAFT

John F. Stibal
Director
Department of Development
City of West Allis

RE: Project Plan for Tax Increment District Number Eight

Dear Mr. Stibal:

Pursant to your request, we have determined the Project Plan for Tax Increment District Number Eight. Based upon that review, we are of the opinion that the Plan complies with all of the statutory requirements of Wis. States §66.1105(4)(f) and rendering this opinion in compliance with that statutory provision.

Yours very truly,

Scott Post
City Attorney