

Resolution No. \_\_\_\_\_

COMMON COUNCIL  
OF THE  
CITY OF WAUKESHA, WI

June 19, 2018

---

A Resolution to Implement the Provisions of Section 66.1105 of the  
Wisconsin Statutes with Respect to a Proposed Rehabilitation  
Tax Incremental District, TID 24, City of Waukesha, Wisconsin.

---

WHEREAS, Section 66.1105 of the Wisconsin Statutes (TIF Law) authorizes the City of Waukesha, Wisconsin (the City) to create Rehabilitation Tax Incremental Finance Districts for purposes of blight elimination, to define the boundaries of such district, to cause project plans to be prepared therefor and to approve such plans to implement the provisions and effectuate the purpose of such plans and to enter into any contracts or agreements determined by the Common Council of the City to be necessary or convenient to implement the provisions and effectuate the purposes of such plans; and

WHEREAS, City staff moved forward with the statutory process on the formation of a proposed rehabilitation tax incremental district (the "TID") to be located in area defined by Baxter Street and the eastern edge of Frame Park on the west (Frame Park is not in the TID), Moreland Boulevard on the north, a segment of Canadian National Railroad Right-of-Way, and White Rock Avenue (including some properties on the east side of the street) on the east, and Main Street and Hartwell Avenue on the South, and a public hearing before the Plan Commission was held June 13, 2018 to review the proposed boundaries and project plan for the TID; and

WHEREAS, prior to publication of the public hearing notice, a copy of the notice was delivered to chief executive officers of all local governmental entities having the power to levy taxes on property located within the proposed district; and

WHEREAS, owners of property identified as blighted were notified of the date of the public hearing; and

WHEREAS, in accordance with the foregoing and pursuant to the TIF Law, the Plan Commission has considered the creation of the Rehabilitation TID and has caused the preparation of a project plan for the TID, in the form set forth as Exhibit A hereto (the "Project Plan"); and

WHEREAS, the proposed boundaries of the Rehabilitation TID are set forth as Exhibit A to the Project Plan and are shown on map labeled Tax Incremental District No. 24 Boundaries, Tax Keys & Existing Uses attached to the Project Plan; and

WHEREAS, at its meeting on June 13, 2018, the Plan Commission held a public hearing at which interested parties were afforded a reasonable opportunity to express their views on the proposed creation of the Rehabilitation TID, the proposed boundaries thereof, and the proposed Project Plan; and

WHEREAS, the Plan Commission recommended creation of the Tax Incremental Financing district, adopted the district boundaries as set forth in the Project Plan and adopted the project plan, and

WHEREAS, following the foregoing and pursuant to the TIF Law, the Common Council has considered the proposed project plan for the TID in the form adopted by the Plan Commission and set forth as Exhibit A hereto (the "Project Plan"), the proposed boundaries of the TID as designated by the Plan Commission and set forth as Exhibit A to the Project Plan and shown on the map labeled Tax Incremental District 24 Existing Conditions attached to the Project Plan, and the creation of the Rehabilitation TID.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council as follows:

1. Findings. The Common Council hereby adopts and affirms the findings and determinations set forth in the Project Plan as the findings and determinations of the Common Council. In addition, thereto, the Common Council hereby finds and determines the following:
  - a. The purposes described in the Project Plan constitute and will serve a public purpose; that the rehabilitation of the sites within the TID are necessary to achieve the purposes described in the Project Plan; and the costs of those improvements are eligible to be paid by tax increments generated by the TID.
  - b. All of the project costs described in the Project Plan are (i) contributions made under Section 66.1105(2)(f)1 of the Wisconsin Statutes in connection with the implementation of the Project Plan, and (ii) necessary and convenient to the creation of the TID or the implementation of the Project Plan.
  - c. The development expected in the TID would not occur without the use of tax incremental financing to incentivize the rehabilitation of blighted property within the TID, and such rehabilitation would not occur without the use of tax incremental financing. The economic benefits of the TID, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements described in the Project Plan. The benefits of the TID and the Project Plan outweigh the anticipated tax increments to be paid by the owners of the property in the overlying taxing districts.
  - d. Not less than 50% of the real property within the district is blighted and in need of rehabilitation as defined in Section 66.1337(2m)(a) of the Wisconsin Statutes.
  - e. The improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the district.
  - f. The project costs relate directly to eliminating blight and directly serve to rehabilitate the area consistent with the purpose for which the tax incremental district is created under Section 66.1105(4)(gm)4.a. of the Wisconsin Statutes.
  - g. The improvement of the specified property within the district is likely to enhance significantly the value of substantially all of the other real property in the TID.

h. The project costs set forth in the Project Plan directly serve to incentivize rehabilitation and blight elimination, consistent with the purpose for which the TID is created.

i. The equalized value of taxable property of the TID plus all existing tax incremental districts in the City does not exceed 12% of the total equalized value of taxable property within the City.

2. Boundaries. The Common Council hereby designates, approves, and recommends the boundaries of the proposed TID as set forth as Exhibit A to the Project Plan and as shown on map labeled “Tax Incremental District No. 24 Boundaries, Tax Keys & Existing Uses” attached to the Project Plan.

3. Project Plan. The Common Council hereby approves, adopts, and recommends the Project Plan in the form set forth as Exhibit A hereto. The Common Council hereby finds and determines that the Project Plan is feasible and in conformity with the master plan of the City.

4. Creation of TID and Assignment of Name. The Common Council hereby creates the Rehabilitation Tax Incremental District as of June 19, 2018 and hereby assigns the following name to the TID: Tax Incremental District Number Twenty-Four (24), City of Waukesha, Wisconsin.

5. Joint Review Board. The Common Council hereby directs that this Resolution and the additional information, projections, and other items required by the TIF Law be provided to the Joint Review Board for the TIF the “Joint Review Board”) and hereby requests that the Joint Review Board approve this Resolution in accordance with the TIF Law.

6. Effectiveness of Resolution. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED by the Common Council of the City of Waukesha, Wisconsin this 19<sup>th</sup> Day of June 2018.

---

Shawn Reilly, Mayor

Countersigned:

---

Gina Kozlik, Clerk