

RESOLUTION NO. 2018-74

**RESOLUTION BY THE FINANCE AND HUMAN RESOURCES COMMITTEE
AUTHORIZING THE COUNTY TREASURER TO CANCEL ALL UNPAID PENALTIES
AND INTEREST ON THE TAXES DUE FOR THE PROPERTY LOCATED AT 1236
THIRTEENTH STREET PURSUANT TO WISCONSIN STATUTE § 75.105**

To the Honorable Members of the Racine County Board of Supervisors:

BE IT RESOLVED by the Racine County Board of Supervisors that, pursuant to §75.105 of the Wisconsin Statutes, the cancellation of all unpaid interest and penalties on the taxes due for the property located at 1236 Thirteenth Street associated with the Tax Key Parcel # 276-00-00-08-673-000, is hereby authorized and approved if the following conditions are met:

1. The owner or another interested party presents satisfactory evidence to the County Treasurer that:
 - a) the property is contaminated by a hazardous substance;
 - b) an environmental assessment has been conducted and concludes that the property is contaminated by the discharge of a hazardous substance;
 - c) the owner of the property or another person agrees to clean up the property by restoring the environment to the extent practicable and minimizing the harmful effects from a discharge of a hazardous substance in accordance with rules that the Department of Natural Resources (DNR) promulgates;
 - d) The owner of the property or another person presents to the County an agreement entered into with the DNR to investigate and clean up the property;
 - e) The owner of the property agrees to maintain and monitor the property as required under rules that the DNR promulgates and under any contract entered into under those rules; and

BE IT FURTHER RESOLVED that the Racine County Board of Supervisors hereby authorizes the County Treasurer to cancel the delinquent interest and penalties as to Tax Key Parcel #276-00-00-08-673-000, through the 2017 tax year, upon the City of Racine and the Racine County Economic Development Corporation (RCEDC) providing to the County satisfactory evidence that the above conditions and terms of this resolution have been met by the owner or another interested party; and

BE IT FURTHER RESOLVED by the Racine County Board of Supervisors that the Racine County Treasurer is authorized to execute any documents necessary to carry out the intent of this resolution, including but not limited to, cancelling the appropriate tax certificates.

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3 Respectfully submitted,

4
5 1st Reading _____

**FINANCE AND HUMAN RESOURCES
COMMITTEE**

6
7 2nd Reading _____

8
9 **BOARD ACTION**

Robert N. Miller, Chairman

10 Adopted _____

11 For _____

12 Against _____

13 Absent _____

Brett A. Nielsen, Vice-Chairman

14
15 VOTE REQUIRED: Majority

Q.A. Shakoor, II, Secretary

16
17 Prepared by:
18 Corporation Counsel

Janet Bernberg

John A. Wisch

Mike Dawson

Thomas Pringle

29 The foregoing legislation adopted by the County Board of Supervisors of
30 Racine County, Wisconsin, is hereby:

31 Approved: _____

32 Vetoed: _____

33
34 Date: _____,

35
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37 _____
Jonathan Delagrave, County Executive

38
39 **INFORMATION ONLY**

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41
42 **WHEREAS**, the building at 1236 Thirteenth Street previously housed Imperial
43 Laundry Services under a long-term lease until they filed for a receivership in June of
44 2017; and

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46 **WHEREAS**, the building is located in the City of Racine's Uptown area and is
47 currently vacant; and

48
49 **WHEREAS**, Racine County has unpaid real estate taxes and interest and
50 penalties on the property located at 1236 Thirteenth Street in the City of Racine which
51 total \$445,045.87; and

52

3 **WHEREAS**, the property owner, Van Maren Investments, Limited, engaged a
4 broker to sell the 32,224-square foot concrete block warehouse building; and

5
6 **WHEREAS**, an environmental assessment has preliminarily concluded that the
7 property located at 1236 Thirteenth Street is environmentally contaminated by a
8 hazardous substance; and

9
10 **WHEREAS**, the City of Racine and RCEDC have engaged a potential buyer for
11 this property and the current owner has received an offer to purchase for the site; and

12
13 **WHEREAS**, the buyer is prepared to undertake site investigation and remedial
14 actions to restore the environment on the property, consistent with state and federal law;
15 and

16
17 **WHEREAS**, the buyer is expected to enter into an agreement with the Wisconsin
18 Resources (DNR) that formalizes its undertaking to investigate and clean up the property;
19 and

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21 **WHEREAS**, in order to facilitate the transfer of the property, the City of Racine's
22 Water and Wastewater Commission has agreed to waive \$178,905.28 of the
23 \$228,905.28 total delinquent water charges on the property; and

24
25 **WHEREAS**, the owner is proposing to pay the back taxes of \$107,262.48 and
26 requesting that the County cancel the unpaid interest and penalties of \$108,878.10
27 provided the City, RCEDC, and the potential buyer can provide the County with
28 satisfactory evidence that the conditions of Wis. Stat. § 75.105 have been met; and

29
30 **WHEREAS**, securing a new property owner for 1236 Thirteenth Street will provide
31 significant benefits to the community and the surrounding area including improving
32 property maintenance, payment of property taxes and utility bills, and provision of new
33 job opportunities to area residents; and

34
35 **WHEREAS**, the County Treasurer, the Office of the Corporation Counsel, and the
36 Finance & Human Resources Committee have reviewed this matter and, assuming the
37 conditions in Wis. Stat. § 75.105 are met, all recommend cancellation of the unpaid
38 interest and penalties on the unpaid taxes of this property in order to facilitate the new
39 buyer's acquisition of the property.