

RESOLUTION NO. 2023-69

RESOLUTION BY THE FINANCE AND HUMAN RESOURCES COMMITTEE AUTHORIZING THE TRANSFER OF IN REM PROPERTY AT 13038 GOLF ROAD IN THE VILLAGE OF CALEDONIA BY QUIT CLAIM DEED

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

WHEREAS, Tax Parcel Number 104-04-22-31-021-000 (“Property”) located at 13038 Golf Road in the Village of Caledonia, County of Racine, State of Wisconsin, was acquired by Racine County in an In-Rem Tax Foreclosure proceeding in Racine County Circuit Court Case Number 2020-CV-0836 on August 19, 2020; and

WHEREAS, Racine County acquired and has held this parcel given its close proximity to a potential development corridor in the Village of Caledonia mindful of the opportunity to market it in tandem with and to facilitate broader development opportunities with the intent to sell or otherwise convey the parcel to recover some or all the back taxes that were paid by the County in settlement. The outstanding property taxes and fees due for the parcel totals \$31,050.71; and

WHEREAS, utilization of the parcel to facilitate broader development opportunity within a nearby development corridor in the Village of Caledonia would be beneficial to the Village and Racine County; and

NOW, THEREFORE, BE IT RESOLVED by the Racine County Board of Supervisors that the Racine County Treasurer is authorized to immediately convey the Property to the Village of Caledonia subject to the following terms and conditions:

1. The Village of Caledonia agrees to accept title and ownership of the Property, in its current condition at the time of conveyance “as is and with all faults,” and said conveyance shall be full and final; and
2. Subject to statutory municipal limits of liability and exemptions provided by Wis. Stat. Sec. 292.11, the Village shall hold harmless and indemnify the County from all liability for any reason, known or unknown, related to the condition or status of the property, whether such liability or condition is known or unknown at the time of transfer of title;
3. Direct payment of outstanding property taxes and fees due for the parcel shall be remitted to County upon sale of the parcel by the Village to facilitate (i) relocation of a building used for the storage of biosolids; and (ii) a development that has the potential to create significant tax base in the Village of Caledonia; and
4. In the event Village sells the parcel to facilitate the above-described development, but such development does not proceed by December 31, 2024, then the Village shall remit to the County One Hundred Fifty-Three, Nine-Hundred Forty-Nine Thousand Dollars and 29/00 cents (\$153,949.29) – representing the difference between the appraised amount for the Property and the applicable outstanding property taxes and fees and Village closing costs – paid by the intended buyer of the Property.

1 **BE IT FURTHER RESOLVED** by the Racine County Board of Supervisors that
2 additional terms and conditions may be applicable as the Corporation Counsel, the Finance
3 Director, and the Racine County Treasurer deem necessary and appropriate; and
4

5 **BE IT FURTHER RESOLVED** by the Racine County Board of Supervisors that any two
6 of the County Clerk, County Executive and/or County Board Chairman are authorized to
7 execute any contracts, agreements or other documents necessary to carry out the intent of this
8 resolution.

9
10 Respectfully submitted,

11
12 1st Reading _____

**FINANCE AND HUMAN RESOURCES
COMMITTEE**

13
14 2nd Reading _____

15
16 **BOARD ACTION**

Donald J. Trottier, Chairman

17 Adopted _____

18 For _____

19 Against _____

20 Absent _____

Robert N. Miller, Vice-Chairman

21
22 **VOTE REQUIRED:** Majority

John A. Wisch, Secretary

23
24 Prepared by:
25 Corporation Counsel

Scott Maier

26
27
28 _____
Nick Demske

29
30
31 _____
Jody Spencer

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33
34 _____
Jason Eckman

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36 **The foregoing legislation adopted by the County Board of Supervisors of
37 Racine County, Wisconsin, is hereby:**

38 **Approved:** _____

39 **Vetoed:** _____

40
41 **Date:** _____,

42
43 _____
44 **Jonathan Delagrave, County Executive**