

July 27, 2010

RESOLUTION NO. 2010-33

**RESOLUTION BY THE FINANCE AND HUMAN RESOURCES COMMITTEE
AUTHORIZING THE COUNTY TREASURER TO CANCEL ALL UNPAID REAL
PROPERTY TAXES INCLUDING INTEREST AND PENALTIES ON THE PROPERTY
LOCATED AT 1425 N. MEMORIAL DRIVE**

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 unpaid real property taxes, including interest and penalties, on the property located at 1425 N. Memorial Drive with Tax Key Parcel #276-000008250000 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 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 promulgates.
2. The owner of the property or another interested party presents to the County Treasurer an agreement entered into with the Department of Natural Resources to investigate and clean up the property, and agrees to maintain and monitor the property as required under rules that the Department of Natural Resources promulgates and under any contract entered into under those rules.
3. The owner of the property or another interested party presents satisfactory evidence to the County Treasurer that all requirements of §75.105 of the Wisconsin Statutes have been fulfilled.

BE IT FURTHER RESOLVED by the Racine County Board of Supervisors that the Racine County Treasurer is hereby authorized to cancel the delinquent taxes, interest and penalties on the property, which currently total \$133,760.23 and will continue to accrue interest and penalty at the rate of 1.5% per month, and is also authorized to execute any documents necessary to carry out the intent of this resolution.

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5 Respectfully submitted,

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7 1st Reading _____

**FINANCE AND HUMAN RESOURCES
COMMITTEE**

8
9 2nd Reading _____

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11 **BOARD ACTION**

Robert N. Miller, Chairman

12 Adopted _____

13 For _____

14 Against _____

15 Absent _____

Mark M. Gleason, Vice-Chairman

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17 **VOTE REQUIRED:** Majority

Thomas Pringle, Secretary

18
19 Prepared by:
20 Corporation Counsel

Joseph F. Bellante, Jr.

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23 _____
Q. A. Shakoor, II

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26 _____
Van H. Wanggaard

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29 _____
John A. Wisch

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32 **INFORMATION ONLY**

33
34 **WHEREAS**, Racine County has unpaid real estate taxes and interest and
35 penalties on the property located at 1425 N. Memorial Drive in the City of Racine; the
36 unpaid real estate taxes, interest and penalties currently total \$133,760.23; and
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38 **WHEREAS**, an environmental assessment has concluded that the property
39 located at 1425 N. Memorial Drive, which housed a former manufacturing facility, is
40 environmentally contaminated by a hazardous substance; and
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42 **WHEREAS**, because of the environmental contamination of the site, the County
43 has not sought an In Rem judgment; and
44

45 **WHEREAS**, the City of Racine has agreed to acquire this property from the
46 current owner with a view to its future economic development, and it intends to do so if,
47 among other things, the taxes are canceled; and
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49

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6 **WHEREAS**, the City of Racine is prepared to undertake site investigation and
7 remedial actions to restore the environment on the property, consistent with state and
8 federal law; and

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10 **WHEREAS**, the City of Racine is entering into an agreement with the Wisconsin
11 Department of Natural Resources (DNR) that formalizes its undertaking to investigate
12 and clean up the property; and

13

14 **WHEREAS**, in order to facilitate its acquisition of the property, the City of Racine
15 has written off \$230,000.00 of delinquent water charges on the property; and

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17 **WHEREAS**, the County Treasurer, the Office of the Corporation Counsel, and the
18 Finance & Human Resources Committee have reviewed this matter; and, on condition
19 that the City of Racine and DNR enter into the above-described agreement, all
20 recommend cancellation of the unpaid real estate taxes, including interest and penalties,
21 in order to facilitate the City of Racine's acquisition of the property.

