

**REDEVELOPMENT AUTHORITY
OF THE
CITY OF PRAIRIE DU CHIEN, WISCONSIN**

December 12, 2019

Resolution

**Resolution 2019-21 Designating Boundaries of a Redevelopment Area,
Designating such Redevelopment Area as a Blighted Area,
and Approving a Redevelopment Plan**

WHEREAS, Section 66.1333 of the Wisconsin Statutes, as amended (the “**Act**”), states that it is the policy of this state to protect and promote the health, safety, morals, and general welfare of the people of the state in which substandard, deteriorated, slum and blighted areas exist by the elimination and prevention of such areas through the utilization of all means appropriate for that purpose, thereby encouraging well planned, integrated, stable, safe and healthful neighborhoods, the provision of healthful homes, a decent living environment and adequate places for employment of the people of this state and its communities in such areas; and

WHEREAS, the Act authorizes the Redevelopment Authority of the City of Prairie du Chien, Wisconsin (the “**Authority**”) to undertake certain activities within the City of Prairie du Chien, Wisconsin (the “**City**”), and programs, and projects for the purpose of carrying out redevelopment, blight prevention and elimination, rehabilitation or conservation, and urban renewal programs and projects as set forth in the Act, together with all powers necessary or incidental to effect adequate and comprehensive redevelopment, blight prevention and elimination, rehabilitation or conservation, and urban renewal programs and projects; and

WHEREAS, the Authority hereby finds, determines, and declares it necessary and in the public interest to undertake a redevelopment program and project in a certain area within the City, which area is set forth in Exhibit A hereto and known as the East Gateway Redevelopment Area (the “**Redevelopment Area**”), all as authorized by and pursuant to the Act; and

WHEREAS, the Authority has caused the preparation of a redevelopment plan known as the East Gateway Redevelopment Plan for the Redevelopment Area, in the form set forth in Exhibit B hereto (the “**Redevelopment Plan**”); and

WHEREAS, Section 6(b) of the Act provides that for the exercise of the powers granted the Authority and for the acquisition and disposition of real

property within the Redevelopment Area, it is required, among other actions, that the Authority (i) designate the boundaries of the Redevelopment Area, (ii) submit the boundaries to the Common Council of the City (the “**Common Council**”), and (iii) approve the Redevelopment Plan only after a public hearing conducted by the Authority and a finding by the Authority that the proposed Redevelopment Plan is feasible and in conformity with the general plan of the City; and

WHEREAS, on December 12, 2019, prior to the adoption of this resolution, the Authority conducted a duly noticed public hearing (the “**Public Hearing**”) at which all interested parties were afforded a full opportunity to express their views on the proposed Redevelopment Plan for the Redevelopment Area and to determine if the Redevelopment Area is a “blighted area” under the Act; and

WHEREAS, notice of such public hearing was given by publication of a class 2 notice in the official newspaper of the City; and

WHEREAS, the owners of the property within the proposed Redevelopment Area were given written notice of the Public Hearing by certified mail at least 20 days prior to the date of the Public Hearing; and

WHEREAS, pursuant to Section 6(c) of the Act, the Authority has and will continue to confer with the Plan Commission of the City, and with such other public officials, boards, authorities, and agencies of the City under whose administrative jurisdictions such uses respectively fall, in relation to the location and extent of public works and utilities, public buildings and public uses in the Redevelopment Plan; and

WHEREAS, the members of the Authority have heretofore considered the facts and circumstances of the proposed Redevelopment Area, consideration having been given, among other items, to the following matters: (i) the definitions of “blighted area” and “redevelopment and urban renewal project” contained in Sections (2m)(b) and (2m)(d) of the Act, (ii) the past and present conditions of the properties in the proposed Redevelopment Area, (iii) the proposed Redevelopment Plan, and (iv) reports and recommendations by the Authority, various engineers, consultants, advisors, and counsel retained by the City and the Authority;

NOW, THEREFORE, BE IT RESOLVED by the Authority as follows:

Section 1. The Authority hereby approves and designates the boundaries of the Redevelopment Area as set forth in Exhibit A hereto.

Section 2. The Authority hereby finds the Redevelopment Plan to be feasible and in conformity with the general plan of the City and hereby approves the Redevelopment Plan as set forth in Exhibit B hereto.

Section 3. The Authority hereby finds the Redevelopment Area, by reason of unsanitary or unsafe conditions, deterioration of site or other improvements, the existence of conditions which endanger life or property, and predominant openness, substantially impairs and arrests the sound growth of the City and constitutes an economic and social liability, and is a menace to the public health, safety, morals and welfare in its present condition and use, hereby determines the Redevelopment Area to be a “blighted area” within the meaning of Section (2m)(b) of the Act, which is in need of private development and improvement.

Section 4. The Authority hereby directs that the boundaries of the Redevelopment Area be submitted to the Common Council, and hereby requests the Common Council to adopt a resolution by at least two-thirds vote, which resolution shall:

- a. approve the boundaries of the Redevelopment Area as approved and designated in this resolution,
- b. approve the Redevelopment Plan, and
- c. declare the Redevelopment Area to be a blighted area in need of a blight elimination, slum clearance and urban renewal project, all within the meaning of the Act and as described in Section 6(b)1. of the Act.

Section 5. This Resolution shall be effective immediately upon its adoption.

Approved: December 12, 2019

Chairperson

Secretary

EXHIBIT B – East Gateway Redevelopment Plan

[Attached]

CERTIFICATIONS BY SECRETARY

I, Chad Abram, hereby certify that I am the duly qualified and acting Secretary of the Redevelopment Authority of the City of Prairie du Chien, Wisconsin (the “**Authority**”) and as such I have in my possession, or have access to, the complete corporate records of the Authority and of its Members (the “**Governing Body**”) and that attached hereto is a true, correct, and complete copy of the resolution (the “**Resolution**”) entitled:

Resolution Designating Boundaries of a Redevelopment Area, Designating such Redevelopment Area as a Blighted Area, and Approving a Redevelopment Plan

I do hereby further certify as follows:

1. **Meeting Date.** On December 12, 2019, a meeting of the Governing Body was held commencing at ____ p.m.

2. **Posting.** On December 10, 2019 (and not less than 24 hours prior to the meeting), I posted or caused to be posted at the Authority’s offices in Prairie du Chien, Wisconsin a notice setting forth the time, date, place, and subject matter (including specific reference to the Resolution) of said meeting.

3. **Notification of Media.** On December 10, 2019 (and not less than 24 hours prior to the meeting), I communicated or caused to be communicated, the time, date, place, and subject matter (including specific reference to the Resolution) of said meeting to those news media who have filed a written request for such notice and to the official newspaper of the Authority.

4. **Public Notice.** On November 25, 2019 and December 2, 2019, I published or caused to be published in the official newspaper of the Authority the notice of the public hearing describing the time, date, place, and purpose of the hearing and generally identifying the project area.

5. **Open Meeting Law Compliance.** Said meeting was a [regular] [special] meeting of the Governing Body that was held in open session in compliance with Subchapter V of Chapter 19 of the Wisconsin Statutes and any other applicable local rules and state statutes.

6. **Members Present.** Said meeting was duly called to order by the Chairperson (the “**Presiding Officer**”), who chaired the meeting. Upon roll I noted and recorded that there were ____ members of the Governing Body present at the meeting, such number being a quorum of the Governing Body.

7. **Consideration of and Roll Call Vote on Resolution.** Various matters and business were taken up during the course of the meeting

without intervention of any closed session. One of the matters taken up was the Resolution. A proper quorum of the Governing Body was present for the consideration of the Resolution, and each member of the Governing Body had received a copy of the Resolution. All rules of the Governing Body that interfered with the consideration of the Resolution, if any, were suspended by a two-thirds vote of the Governing Body. The Resolution was then introduced, moved, and seconded, and after due consideration, upon roll call, ____ of the Governing Body members voted Aye, _____ voted Nay, and ____ Abstained.

8. **Adoption of Resolution.** The Resolution was supported by the affirmative vote of a majority of a quorum of the members of the Governing Body in attendance.

IN WITNESS WHEREOF, I have signed my name and affixed the seal, if any, of the Authority hereto on December 12, 2019.

Secretary