

**COMMON COUNCIL
OF THE
CITY OF PRAIRIE DU CHIEN, WISCONSIN**

December 17, 2019

Resolution #

**Resolution 2019-22 Confirming Boundaries of a Redevelopment Area,
Declaring 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, it has been proposed that the Authority undertake programs and projects for redevelopment, blight prevention and elimination, rehabilitation and conservation, and urban renewal, in and with respect to a 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, Section 6(b) of the Act also provides that for the exercise of the powers granted the Authority, it is required, among other actions, that the Common Council, by resolution approved by at least two-thirds vote of the Common Council, (i) declare the Redevelopment Area to be a blighted area in need of a blight elimination, slum clearance and urban renewal project, and (ii) approve the Redevelopment Plan; and

WHEREAS, on December 12, 2019, 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” within the meaning of the Act; and

WHEREAS, by resolution adopted on December 12, 2019, the Authority (i) approved and designated the boundaries of the Redevelopment Area as described in Exhibit A, (ii) found that the Redevelopment Plan is feasible and in conformity with the general plan of the City, and (iii) adopted and approved the Redevelopment Plan in the form set forth in Exhibit B; and

WHEREAS, the Common Council has heretofore considered the facts and circumstances of the 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 Redevelopment Area, (iii) the 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 Common Council as follows:

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

Section 2. The Common Council hereby finds, determines, and confirms that the Redevelopment Area:

- a) is an area which by reason of (i) unsanitary or unsafe conditions, (ii) deterioration of site or other improvements, and (iii) the existence of conditions which endanger life or property, 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,
- b) is an area which is predominantly open and which because of deterioration of structures or of site improvements substantially impairs and arrests the sound growth of the community, and,
- c) as a consequence of the foregoing, is a blighted area in need of a blight elimination, slum clearance and urban renewal project, within the meaning of the Act and as described in Section 6(b)1. of the Act.

Section 3. The Common Council hereby adopts and approves the Redevelopment Plan in the form set forth in Exhibit B and hereby confirms the finding by the Authority that the Redevelopment Plan is feasible and in conformity with the general plan of the City.

Section 4. This Resolution shall take effect immediately upon its adoption.

Approved: December 17, 2019

Mayor

City Administrator

EXHIBIT A - Boundaries of Redevelopment Area

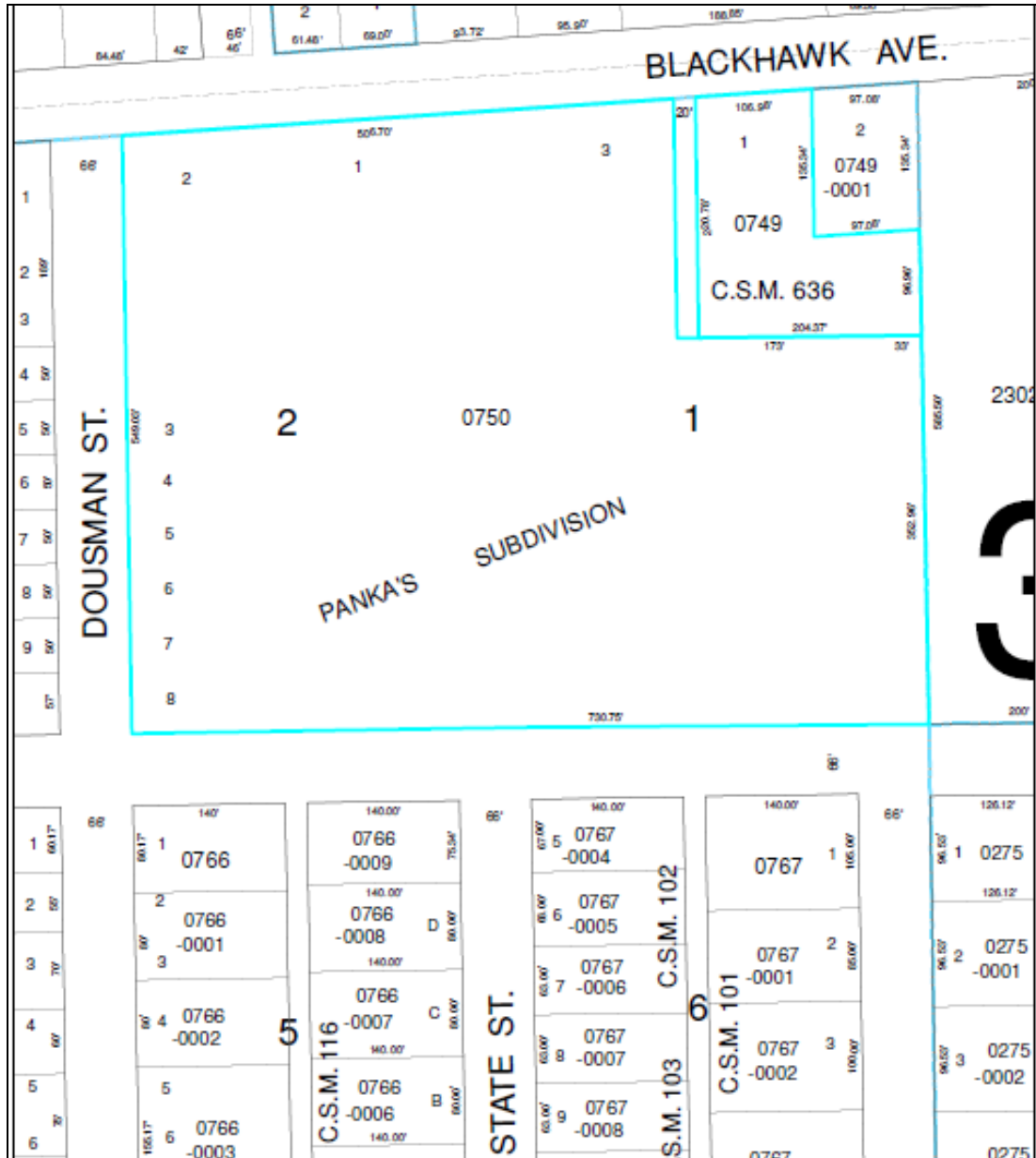


EXHIBIT B – East Gateway Redevelopment Plan

[Attached]

CERTIFICATIONS BY CITY ADMINISTRATOR

I, Chad Abram, hereby certify that I am the duly qualified City Administrator of the City of Prairie du Chien, Wisconsin (the “**Municipality**”) 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 Confirming Boundaries of a Redevelopment Area, Declaring Redevelopment Area as a Blighted Area, and Approving a Redevelopment Plan

I do hereby further certify as follows:

1. **Meeting Date.** On December 17, 2019, a meeting of the Governing Body was held commencing at ____ p.m.

2. **Posting.** On December 14, 2019 (and not less than 24 hours prior to the meeting), I posted or caused to be posted at the Municipality’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 14, 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 Municipality.

4. **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.

5. **Members Present.** Said meeting was duly called to order by the Mayor (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.

6. **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.

7. **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 Municipality hereto on December 17, 2019.

City Administrator

[seal]