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4 **A RESOLUTION**

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6 Requesting authorization to enter into an agreement with Dr. Max Meinerz doing
7 business as Ascendent Health for the cancellation of a portion of the delinquent real
8 property taxes for the property located at 7030 West National Avenue, West Allis,
9 Wisconsin, and the adjacent parking lot less a contribution of \$157,161.74, in
10 accordance with Section 75.105(2), Wisconsin State Statutes, by recommending
11 adoption of the following:
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14 WHEREAS, the property located at 7030 West National Avenue, West Allis,
15 Wisconsin (the property), Tax Key Nos. 453-0272-000, 453-0272-001, and 453-0270-
16 001 has been tax delinquent since 2008; and
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18 WHEREAS, Milwaukee County (the County) has declined to foreclose on the
19 property, a vacant automobile repair facility, because of its former use and known
20 environmental contamination; and
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22 WHEREAS, the property and the adjacent parking lot carry outstanding principal
23 tax balances of \$5,230.06, \$133,736.04, and \$11,819.93, respectively, and the total
24 balance due for all tax keys is \$344,685.38 through July 2020 based on a calculation by
25 the Office of the Treasurer; and
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27 WHEREAS, in 2016, the County adopted File No. 16-288, approving the waiver
28 of a portion of the delinquent real property taxes for the property for its development by
29 Expert Car Care, Inc., however, that development was never completed; and
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31 WHEREAS, a new developer, Dr. Max Meinerz of Ascendent Health, intends to
32 acquire the property for use as a two-story medical complex, including a dental office
33 and other medical office tenants; and
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35 WHEREAS, the City of West Allis incurred costs of \$45,000 for environmental
36 investigation, \$170,000 in environmental remediation and demolition and will be
37 providing a loan to the new property owner for development of the lot, as well as
38 \$173,000 in Special Charges due to demolition and Delinquent Utility costs; and
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WHEREAS, Section 75.105, Wisconsin State Statutes, permits the County to cancel, if desired, all or portion of the unpaid real property taxes on a property if certain conditions are met; and

WHEREAS, the new property developer would still be responsible for the principal due on the 2008 to 2019 real property taxes in the amount of \$157,161.74 and, as part of the agreement, would pay off the balance in full; and

WHEREAS, all conditions have been met in this instance through the City of West Allis' environmental investigation and remediation efforts; and

WHEREAS, the Committee on Economic and Community Development, at its meeting of July 20, 2020, recommended adoption of File No. 20-551 (vote 4-0); now, therefore,

BE IT RESOLVED, that Milwaukee County is hereby authorized to accept the offer from Dr. Max Meinerz, doing business as Ascendent Health, for a \$157,161.74 contribution towards the property taxes owed on the tax delinquent property known as 7030 West National Avenue, West Allis, Wisconsin, Tax Key Nos. 453-0272-000, 453-0272-001, and 453-0270-001; and

BE IT FURTHER RESOLVED, that contingent upon successful closing by December 31, 2020, the County is authorized to cancel the remaining cumulative property tax debt (penalty and interest) less the \$157,161.74 (principal) contribution on Tax Key Nos. 453-0272-000, 453-0272-001, and 453-0270-001, in accordance with the provisions of Section 75.105, Wisconsin State Statutes; and

BE IT FURTHER RESOLVED, the Milwaukee County Executive, Milwaukee County Treasurer, Milwaukee County Clerk, and any other appropriate County official are hereby authorized to execute, after Corporation Counsel approval, any and all instruments, rights of entry, and documents that are called out in any agreement and required to implement the intent of this resolution, including without limitation the cancellation of a portion of property tax debt for the property.

07/20/20
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