

7030 W. National Ave, West Allis



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- Originally operated as Knippel-Selig Co. Auto Sales, opened in 1946 and used as an auto sales or auto repair facility
- Known environmental contamination
- In 2014, the City of West Allis hired AECOM Technical Services, Inc. to conduct a Phase 1 and 2 Environmental Site which confirmed the presence of PCB contamination
- Because of its brownfield status, the property has sat in limbo – eligible for tax foreclosure, but will not be foreclosed on to avoid entering the chain of Title

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- The property and adjacent parking lot have been tax delinquent since 2008 and as of January 2016 carried an outstanding principle balance of \$108,424 and \$7,282 (\$115,706)
- Outstanding interest and fees is \$80,220.
- The City of West Allis has encouraged Mr. Ben Marjamaa to approach the County in order to forgive the outstanding principle tax debt with a contribution to Milwaukee County of \$115,000 so that he can purchase from the current owner (Expert Realty)
- Mr. Marjamaa operates a for-profit business and would return the property to tax-generating status

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- **Wis. Stats. § 75.105(2) Cancellation authorized.** At any time before the recording of a tax deed based on a tax certificate issued on property for nonpayment of taxes, the governing body of a county may cancel all or a portion of the unpaid real property taxes for which a tax certificate has been issued plus interest and penalties on those taxes on the property if all of the following apply:
 - A. The property is contaminated by a hazardous substance.
 - B. An environmental assessment has been conducted which concludes that the property is contaminated by the discharge of a 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.
 - D. The owner of the property or another person presents to the county an agreement entered into with the department to investigate and cleanup the property.
 - E. The owner of the property agrees to maintain and monitor the property as required under rules that the Department of Natural Resources promulgates and under any contract enters into under those rules.
- The Phase 1 and Phase 2 analysis conducted by AECOM satisfies A and B above, and in June 2015, Expert Car Care, Inc. entered into an Agreement with the Wisconsin Department of Natural Resources to investigate and clean up the property pursuant to C, D, and E above. That Agreement is attached to the Report.
- **Request** – for the governing body to forgive the outstanding property tax debt on the property contingent on the sale from Expert Realty to Mr. Ben Marjamaa d/b/a Expert Car Care Inc.