

1633 W. Bender Rd., Glendale



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- Property contains a former nursing home/assisted living facility that began operations in the late 1960's.
- Prior to construction of the nursing home, the property served as a landfill for the Village of Glendale. As such, the property is known to be contaminated.
- In 2009, conditional site closure was sought and granted from the Wisconsin Department of Natural Resources.

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- The property has been tax delinquent since 2008 and currently carries an outstanding total tax balance of \$1,018,431.92.
- Despite being eligible for tax foreclosure, the property sits in limbo because of its contamination and known status as a brownfield.
- Bond Realty, LLC, a partnership made up of neighboring property owner David Hobbs Honda and Edward Matkom, an individual developer, approached the County's Economic Development Division about the possibility of acquiring the property for \$250,000. Bond Realty, LLC intends to rehabilitate the existing structure to create new rental housing stock for the City of Glendale and enlarge the parking area of the adjacent dealership to allow for an expansion of vehicle inventory.
- This item has previously been approved at a higher purchase price (\$750,000) but the developer has been unable to secure financing at this amount.

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- **Wis. Stats. § 75.106(2) ASSIGNMENT AUTHORIZED.** Before a judgment is issued under s. 75.521, the governing body of a county may assign to a person the county's right to take judgment with respect to any parcel that is subject to the county's foreclosure action under s. 75.521, if all of the following apply:
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 - **(b)** The governing body of the county produces a written assignment that is signed on behalf of the county, the assignee and the city, town or village in which the parcel that is subject to the county's foreclosure action is located.
 - ...
 - **(f)** The assignment requires that, if the parcel is contaminated by the discharge of a hazardous substance, as determined by the assessment under par.(e), and if the assignee elects to accept the judgment assigned under this subsection regardless of the contamination, the assignee enter into an agreement with the department, before a final judgment is issued under s. 75.521 related to the parcel, to clean up the parcel to the extent practicable; to minimize any harmful effects from the hazardous substance pursuant to rules the department promulgates; and to maintain and monitor the parcel pursuant to rules the department promulgates.
- **Request** – the governing body to assign the County’s right to take foreclosure judgement on the property to Bond Realty LLC