

1 Supervisor Steve F. Taylor, Chairperson,  
2 From the Committee on Economic and Community Development, reporting on:

3  
4 File No. 16-288

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6 (ITEM ) From the Director of Economic Development, Department of  
7 Administrative Services, requesting authorization to enter into an agreement with Mr.  
8 Ben Marjamaa doing business as Expert Car Care, Inc., for the cancellation of a portion  
9 of the delinquent real property taxes for the property located at 7030 West National  
10 Avenue, West Allis, Wisconsin, and the adjacent parking lot less a contribution of  
11 \$115,000, in accordance with Section 75.105(2), Wisconsin State Statutes, by  
12 recommending adoption of the following:

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14 **A RESOLUTION**

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16 WHEREAS, the property located at 7030 West National Avenue, West Allis,  
17 Wisconsin, Tax Key Nos. 453-0272-000 and 453-0270-001 has been tax delinquent  
18 since 2008; and

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20 WHEREAS, Milwaukee County (the County) has declined to foreclose on the  
21 property, a vacant automobile repair facility, because of its former use and its known  
22 environmental contamination; and

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24 WHEREAS, the property and adjacent parking lot carry outstanding principle tax  
25 balances of \$108,424 and \$7,282, respectively, and the total tax balance due for both  
26 tax keys is \$195,926, including the outstanding interest and fees; and

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28 WHEREAS, Mr. Ben Marjamaa doing business as Expert Car Care, Inc., (Mr.  
29 Marjamaa) an individual operating an automobile repair business, notified the County in  
30 2015 of his intent to acquire the property from the prior owner, Expert Realty &  
31 Investment LLC; and

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33 WHEREAS, despite similar business names, Expert Car Care, Inc., and Expert  
34 Realty & Investment, LLC, are separate and unrelated legal entities sharing no common  
35 members; and

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37 WHEREAS, Mr. Marjamaa desires to rehabilitate the existing structure and  
38 expand his existing business to the property currently operating at 6803 West National  
39 Avenue, West Allis, Wisconsin, and to add up to 3 new full-time employees; and

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41 WHEREAS, Section 75.105, Wisconsin Statutes, permits the County to cancel, if  
42 desired, all or a portion of the unpaid real property taxes on a property if certain  
43 conditions are met; and

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WHEREAS, all conditions have been met in this instance through the City of West Allis' Phase 1 analysis conducted by AECOM Technology Corporation and an agreement between Mr. Marjamaa and the Wisconsin Department of Natural Resources to investigate and clean up the property; and

WHEREAS, the Committee on Economic and Community Development, at its meeting of May 16, 2016, recommended adoption of the Director's request (vote 5-0); now, therefore,

BE IT RESOLVED, Milwaukee County (the County) is hereby authorized to accept the offer from Mr. Ben Marjamaa, doing business as Expert Car Care, Inc., for a \$115,000 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 and 453-0270-001; and

BE IT FURTHER RESOLVED, that contingent upon a successful closing, the County is authorized to cancel the remaining cumulative property tax debt less the \$115,000 contribution on Tax Key Nos. 453-0272-000 and 453-0270-001 in accordance with the provisions of Section 75.105, Wisconsin Statutes; and

BE IT FURTHER RESOLVED, the County Executive, County Treasurer, and the County Clerk and/or other appropriate County officials 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.

srb  
05/16/16  
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