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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
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12
13 WHEREAS, the property located at 7030 West National Avenue, West Allis,
14 Wisconsin (the property), Tax Key Nos. 453-0272-000, 453-0272-001, and 453-0270-
15 001 has been tax delinquent since 2008; and
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17 WHEREAS, Milwaukee County (the County) has declined to foreclose on the
18 property, a vacant automobile repair facility, because of its former use and known
19 environmental contamination; and
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21 WHEREAS, the property and the adjacent parking lot carry outstanding principal
22 tax balances of \$5,230.06, \$133,736.04, and \$11,819.93, respectively, and the total
23 balance due for all tax keys is \$344,685.38 through July 2020 based on a calculation by
24 the Office of the Treasurer; and
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26 WHEREAS, in 2016, the County adopted File No. 16-288, approving the waiver
27 of a portion of the delinquent real property taxes for the property for its development by
28 Expert Car Care, Inc., however, that development was never completed; and
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30 WHEREAS, a new developer, Dr. Max Meinerz of Ascendent Health, intends to
31 acquire the property for use as a two-story medical complex, including a dental office
32 and other medical office tenants; and
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34 WHEREAS, the City of West Allis incurred costs of \$45,000 for environmental
35 investigation, \$170,000 in environmental remediation and demolition and will be
36 providing a loan to the new property owner for development of the lot, as well as
37 \$173,000 in Special Charges due to demolition and Delinquent Utility costs; and
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39 WHEREAS, Section 75.105, Wisconsin State Statutes, permits the County to
40 cancel, if desired, all or portion of the unpaid real property taxes on a property if certain
41 conditions are met; and

42 WHEREAS, the new property developer would still be responsible for the
43 principal due on the 2008 to 2019 real property taxes in the amount of \$157,161.74 and,
44 as part of the agreement, would pay off the balance in full; and
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46 WHEREAS, all conditions have been met in this instance through the City of
47 West Allis' environmental investigation and remediation efforts; now, therefore,
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49 BE IT RESOLVED, that Milwaukee County is hereby authorized to accept the
50 offer from Dr. Max Meinerz, doing business as Ascendent Health, for a \$157,161.74
51 contribution towards the property taxes owed on the tax delinquent property known as
52 7030 West National Avenue, West Allis, Wisconsin, Tax Key Nos. 453-0272-000, 453-
53 0272-001, and 453-0270-001; and
54

55 BE IT FURTHER RESOLVED, that contingent upon successful closing by
56 December 31, 2020, the County is authorized to cancel the remaining cumulative
57 property tax debt (penalty and interest) less the \$157,161.74 (principal) contribution on
58 Tax Key Nos. 453-0272-000, 453-0272-001, and 453-0270-001, in accordance with the
59 provisions of Section 75.105, Wisconsin State Statutes; and
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61 BE IT FURTHER RESOLVED, the Milwaukee County Executive, Milwaukee
62 County Treasurer, Milwaukee County Clerk, and any other appropriate County official
63 are hereby authorized to execute, after Corporation Counsel approval, any and all
64 instruments, rights of entry, and documents that are called out in any agreement and
65 required to implement the intent of this resolution, including without limitation the
66 cancellation of a portion of property tax debt for the property.