

VILLAGE BOARD
OF THE
VILLAGE OF HOWARD, WISCONSIN

Resolution No. 2010-1

RESOLUTION DESIGNATING A REDEVELOPMENT AREA; DECLARING BLIGHT; AND
APPROVING THE REDEVELOPMENT PLAN THEREFOR

WHEREAS, Section 66.1333 of the Wisconsin Statutes, as amended (the “Act”), states that it is the policy of this state to protect and promote the health, safety and general welfare of the people of the state in which blighted areas exist by the elimination and prevention of such areas through the utilization of all means appropriate for that purpose, thereby encouraging well-planned, integrated, stable, safe and healthful neighborhoods, the provision of healthful homes, a decent living environment and adequate places for employment of the people of this state and its communities in such areas; and

WHEREAS, this Village Board has therefore created the Community Development Authority of the Village of Howard (the “Authority”) to eliminate or prevent substandard, deteriorated, obsolete and blighted areas in the Village of Howard, Wisconsin (the “Village”); and

WHEREAS, the Act together with Section 66.1335 of the Wisconsin Statutes, as amended, authorize the Authority to undertake certain activities within the Village, for the purpose of carrying out redevelopment, blight elimination, blight prevention and urban renewal programs and projects as set forth in the Act, together with all powers necessary or incidental to effect adequate and comprehensive redevelopment, blight elimination, and urban renewal programs and projects; and

WHEREAS, Section 6(b) of the Act provides that for the exercise of the powers granted the Authority and for the acquisition and disposition of real property within a redevelopment area (the “Redevelopment Area”), it is required, among other actions, that the Authority (i) designate the boundaries of the Redevelopment Area, (ii) submit the boundaries to the Village Board, and, (iii) approve a redevelopment plan for the Redevelopment Area only after a public hearing conducted by the Authority and a finding by the Authority that the redevelopment plan is feasible and in conformity with the general plan of the Village; and

WHEREAS, Section 6(b) of the Act further provides that for the exercise of the powers granted the Authority it is required, among other actions, that this Village Board, by resolution of at least two-thirds of its members, (i) declare the redevelopment area to be a blighted area in need of a blight elimination, prevention or urban renewal and (ii) approve a redevelopment plan for the Redevelopment Area which has been prepared by the Authority; and

WHEREAS, on February 10, 2009, the Authority conducted a duly noticed public hearing at which all interested parties were afforded a full opportunity to express their views respecting the proposed Redevelopment Plan (the “Redevelopment Plan”) for the proposed Redevelopment Area; and

WHEREAS, on February 10, 2009, the Authority (i) designated and approved the boundaries of the Redevelopment Area as set forth in Exhibit A hereto, (ii) determined that the Redevelopment Plan is feasible and in conformity with the general plan of the Village, and (iii) approved the Redevelopment Plan in the form set forth in Exhibit B hereto; and

WHEREAS, this Village Board has studied the facts and circumstances of the proposed Redevelopment Area, consideration having been given, among other items, to the following matters: (i) the definition of “blighted area” contained in Section 2m(b) of the Act, (ii) the report prepared by Ehlers & Associates with respect to the existence of blight in the Redevelopment Area in the context of the Act, (iii) the past and existing condition of, and the proposed uses in, the Redevelopment Area is contemplated by the Redevelopment Plan, (iv) the goals and objectives of the Redevelopment Plan, (v) visual inspections of the Redevelopment Area and surrounding areas by various members of the Authority and by various staff of and consultants to the Village, and (vi) reports and recommendations to the Village Board by the Authority.

NOW, THEREFORE, BY IT RESOLVED, by the Village Board of the Village of Howard as follows;

1. Upon certification of the Redevelopment Plan to the Village Board the Village Board directs that no new construction shall be permitted and thereafter no new construction shall be authorized by any agencies, boards, or commissions of the Village in the Redevelopment Area unless as authorized by the Village Board, including substantial remodeling or conversion or rebuilding, enlargement, or expansion or major structural improvements on existing buildings, but not including ordinary maintenance or remodeling or changes necessary to continue occupancy.

Burt R. McIntyre, Village President

Joshua A. Smith, Village Administrator/Clerk