

SHEBOYGAN COUNTY RESOLUTION NO. 04 (2017/18)

Re: **Authorizing Sale of Pennsylvania Avenue Parcel (NE Corner of North Seventh Street and Pennsylvania Avenue)**

WHEREAS, from 2007 through the adoption of Resolution No. 8 (2016/17) on July 19, 2017, the Sheboygan County Board has systematically been acquiring various parcels of property adjacent to Pennsylvania Avenue and Seventh Street in the City of Sheboygan on the northeast corner, and

WHEREAS, as noted in Resolution No. 8 (2016/17), one of the purposes of the acquisitions was to make a large consolidated parcel in order to be "more beneficial to economic development," and

WHEREAS, since the most recent acquisitions, the County Administrator has charged the Planning Director with seeking a developer who may be interested in putting the parcel to a higher and better use than its current function, and

WHEREAS, the County has been in negotiations with various interested parties, including a company called Cardinal Capital Management, a Madison-based company which seeks to create affordable multifamily, special needs, and market-rate housing properties, and

WHEREAS, Cardinal Capital Management has indicated its intention would be to construct a 50- or more unit multifamily housing structure on the County parcel with an anticipated construction investment in the \$8–10 Million range, and

WHEREAS, Cardinal Capital Management has indicated its intent would be for the project not be subject to Tax Incremental Financing or similar public incentives thereby making the parcel fully subject to property tax obligations, and

WHEREAS, it is conservatively estimated that if Cardinal Capital Management were to build an apartment complex of an assessed value of \$8,000,000 on the parcel, Sheboygan County would receive additional annual property taxes in excess of \$45,000 which, when added to the purchase price, will more than pay for the County's acquisition costs and pay tax revenue dividends for years to come, and

WHEREAS, under the same estimates, the City of Sheboygan would annually receive as much as \$76,400, and the Sheboygan Area School District would annually receive as much as \$87,600 in new tax revenues, and

WHEREAS, a development as contemplated by Cardinal Capital Management would also help to address the continuing housing shortage in Sheboygan County, and

WHEREAS, the County Administrator has negotiated and accepted an Offer to Purchase for the parcel in the amount of \$432,131 which the County Administrator believes is a fair price, and a portion of the proceeds will pay for constructing a new storage facility to replace the current structure, and

WHEREAS, the Offer to Purchase, a copy of which is on file with the County Clerk, requires County Board approval;

NOW, THEREFORE, BE IT RESOLVED that the Sheboygan County Board approves of the sale of the County parcel referred to above to Cardinal Capital Management pursuant to the provisions of the accepted Offer to Purchase, a copy of which is on file with the County Clerk.

BE IT FURTHER RESOLVED that the County Board Chairperson and County Clerk are authorized to sign any necessary sales documents on behalf of the County including any amendments thereto, provided they are not inconsistent with the essential terms herein as may be required to complete the sale.

BE IT FURTHER RESOLVED that the County Administrator is directed and authorized to commence the procedure of replacing the Building Services' storage facility with a new building on the Courthouse campus, using plans as approved by the Property Committee, and to be financed through the Five-Year Capital Plan of the budgeting process in 2018.

Respectfully submitted this 18th day of April, 2017.

PROPERTY COMMITTEE

James P. Glavan
James P. Glavan, Chairperson

Henry Nelson
Henry Nelson, Vice-Chairperson

Robert Ziegelbauer
Robert Ziegelbauer, Secretary

Steven Bauer
Steven Bauer

Brian Hilbelink
Brian Hilbelink