

COMMUNITY DEVELOPMENT AUTHORITY OF THE  
TOWN OF PHELPS, WISCONSIN

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION ADOPTING REDEVELOPMENT PLAN,  
DESIGNATING REDEVELOPMENT BOUNDARIES AND  
DECLARING NEED FOR REHABILITATION**

WHEREAS, the Community Development Authority of the Town of Phelps, Wisconsin (the "Authority") is a community development authority organized by the Town of Phelps, Wisconsin (the "Town") under Sections 66.1333 and 66.1335 of the Wisconsin Statutes (the "Act"), and is authorized by the Act:

- (a) to acquire property necessary or incidental to an urban renewal program and to lease, sell or otherwise transfer such property to a public body or private party for use in accordance with a redevelopment plan;
- (b) to enter into contracts determined to be necessary to effectuate the purposes of the Act;
- (c) to issue revenue bonds to finance its activities; and

WHEREAS, the Authority has heretofore on \_\_\_\_\_, 2016 preliminarily approved a redevelopment plan (the "Redevelopment Plan") for the Town and designated the project area of the Redevelopment Plan (the "Project Area") which includes certain property within its boundaries, as fully described on Exhibit A attached hereto (the "Property"); and

WHEREAS, the Town and the Authority have prepared a Redevelopment Plan for the Project Area in accordance with the Act; and

WHEREAS, the Project Area's area boundaries, as identified on Exhibit B attached hereto, have been determined to be a blighted area in need of rehabilitation and blight elimination in accordance with the Act; and

WHEREAS, the Authority has held a public hearing on \_\_\_\_\_, 2016 in accordance with the Act; and

WHEREAS, the notice of public hearing regarding the proposed Redevelopment Plan was published in the official newspaper of the Town, twice, in consecutive weeks, as required by law; and

WHEREAS, a waiver of notice was received from the owner of the Property; and

WHEREAS, the Town Board and the Authority have found that the Redevelopment Plan is feasible and is in conformity with the Master Plan and zoning, if any, of the Town in accordance with the Act; and

WHEREAS, the Town Board and the Authority have determined that the Property is blighted within the definition provided in the Act; and

WHEREAS, the Authority desires to issue bonds to provide conduit financing for certain projects included in the Project Area on property to be more particularly described by future resolution, including financing a project consisting of \_\_\_\_\_ (collectively, the "Project"); and

WHEREAS, the Town and the Authority have undertaken discussions and negotiations relating to the possible development of the Property and the Project Area in the Town (the "Development"); and

HEREAS, the proposed Development is consistent with and in furtherance of the Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED by the Authority that:

1. Findings and Determinations. It has been found and determined and is hereby declared:

- (a) that the Development constitutes a "redevelopment project" within the meaning of the Act;
- (b) that Development in the Project Area is consistent with and in furtherance of the public purposes, plans and objectives set forth in the Redevelopment Plan; and
- (c) that the Development would act as an inducement for further development in the Project Area, thereby making more likely the accomplishment of the public purpose objectives set forth in the Act.

2. Approval of the Redevelopment Plan. The Authority does hereby approve the Redevelopment Plan for the Project Area.

3. General Authorizations. The Chairperson and the Executive Director and the appropriate deputies and officials of the Authority, in accordance with their assigned responsibilities are hereby each authorized to execute, deliver, publish, file and record such other documents, instruments, notices and records and to take such other actions as shall be necessary or desirable to accomplish the purposes of this resolution.

In the event that said officers shall be unable by reason of death, disability, absence or vacancy of office to perform in timely fashion any of the duties specified herein (such as the execution of bonds), such duties shall be performed by the officer or official succeeding to such duties in accordance with law and the rules of the Authority.



Any actions taken by the Chairperson and the Executive Director consistent with this resolution are hereby ratified and confirmed.

4. Resolution a Contract. No change or alteration of any kind in the provisions of this resolution may be made except as provided herein.

5. Conflicting Resolutions, Ordinances, Severability, and Effective Date. All prior Authority resolutions, rules or other actions of the Authority or any parts thereof in conflict with the provisions hereof shall be and the same are hereby rescinded insofar as they may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The appropriate officers and agents of the Authority are hereby directed and authorized to do all acts and execute and deliver all documents as may be necessary and convenient to effectuate the actions contemplated by this resolution. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**COMMUNITY DEVELOPMENT  
AUTHORITY OF THE TOWN OF  
PHELPS, WISCONSIN**

By: \_\_\_\_\_  
\_\_\_\_\_, Chairperson

By: \_\_\_\_\_  
\_\_\_\_\_, Executive Director

CERTIFICATION BY EXECUTIVE DIRECTOR

I, \_\_\_\_\_, being first duly sworn, hereby certify that I am the duly qualified and acting Executive Director of the Community Development Authority of the Town of Phelps, Wisconsin (the "Authority"), and as such I have in my possession, or have access to, the complete corporate records of the Authority and of its commission; that I have carefully compared the transcript attached hereto with the aforesaid records; and that said transcript attached hereto is a true, correct and complete copy of all of the records in relation to the adoption of Resolution No. \_\_\_\_\_ entitled: "RESOLUTION ADOPTING REDEVELOPMENT PLAN, DESIGNATING REDEVELOPMENT BOUNDARIES AND DECLARING NEED FOR REHABILITATION."

I hereby further certify as follows:

1. Said Resolution was considered for adoption by the Authority at a meeting held at Town Hall, 4495 Town Hall Road, Phelps, Wisconsin, at \_\_\_\_ p.m. on \_\_\_\_\_, 2016. Said meeting was a regular meeting of the Authority and was held in open session.

2. Said Resolution was on the agenda for said meeting and public notice thereof was given not less than twenty-four (24) hours prior to the commencement of said meeting in compliance with Section 19.84 of the Wisconsin Statutes, including, without limitation, by posting on the bulletin board in the Town Hall, by notice to those news media who have filed a written request for notice of meetings, and by notice to the official newspaper of the Town of Phelps.

3. Said meeting was called to order by \_\_\_\_\_ who chaired the meeting. Upon roll, I noted and recorded that the following commissioners were present:

_____	_____
_____	_____
_____	_____
_____	_____

and that the following commissioners were absent:

_____	_____
_____	_____

I noted and recorded that a quorum was present. Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was said Resolution, which was introduced, and its adoption was moved by \_\_\_\_\_ and seconded by \_\_\_\_\_. Following discussion and after all commissioners who desired to do so had expressed their views for or against said Resolution, the question was called, and upon roll being called and the continued presence of a quorum being noted, the recorded vote was as follows:

AYE:

_____	_____
_____	_____
_____	_____

NAY:

_____	_____
_____	_____

ABSTAINED:

_____	_____
_____	_____

Whereupon the meeting chair declared said Resolution adopted, and I so recorded it.

IN WITNESS WHEREOF, I have signed my name of the Authority hereto on this \_\_\_\_\_ day of

**COMMUNITY DEVELOPMENT  
AUTHORITY OF THE TOWN OF  
PHELPS, WISCONSIN**

[NO SEAL]

\_\_\_\_\_  
Executive Director

**EXHIBIT A**

**[PROPERTY DESCRIPTION]**

**EXHIBIT B**

**[MAP]**