

Richland County Committee

Agenda Item Cover

Agenda Item Name: Disposition of parcel # 276-1684-8200; Richland Center

Department	Administration	Presented By:	Director Glasbrenner
Date of Meeting:	05 January 2020	Action Needed:	Vote
Disclosure:	Open Session	Authority:	Committee Structure I
Date submitted:	22 Dec 2020	Referred by:	

Recommendation and/or action language:

Motion to:

- 1) request that language be included into the agreement where counsel to clear the deed by obtaining legal waivers of rights to refute County possession
- 2) request counsel drafts an agreement with terms for sale of the property, by terms negotiated through the County/City economic development director

Background: *(preferred one page or less with focus on options and decision points)*

On 03 December 2020 the Property, Building and Grounds Committee of Richland County made motion regarding the disposition of parcel # 276-1684-8200; Richland Center:

Motion to:

- 1) pursue the economic development plan for the parcel,
- 2) make preparations to sell parcel to the City of Richland Center pursuant of Wis Stat. 75.69(2)
- 3) notify Finance and Personnel of intentions to sell to City for economic development
- 4) submit gas line abandonment request to WE energies in preparation demolition

Parcel # 276-1684-8200 in Richland Center is a delinquent tax deed property taken into possession by the County. Please reference attached documents.



Richland County Committee

Agenda Item Cover

The Property Committee took previous action in the November 4th meeting to develop a plan for the best utilization of this property. *“Motion by Cosgrove, second by Williamson to recommend collaboration with the City of Richland Center to develop a plan and proposal for disposition of parcel #276-1684-8200 to serve purposes of economic development. All Ayes. Motion Carried”*

Discussion has been had with County Board Chair, Marty Brewer; City Mayor, Todd Coppernoll; Economic Development Director, Jasen Glasbrenner; County Board Supervisor, Gary Manning regarding the options to raze the property for future development. Removing the existing house and facilitating development of new land improvements may significantly increase the parcel improvement value and help provide the community with needed housing, as well as increased property tax value.

Attachments and References:

Plan for Disposition	Example Improvement
2019 Real Estate Tax Summary	Parcel Map: ID of (1684-82)
Conceptual Duplex Plan	Economic Development Timeline

Financial Review:

(please check one)

<input type="checkbox"/>	In adopted budget	Fund Number	
<input checked="" type="checkbox"/>	Apportionment needed	Requested Fund Number	“Tax Deed Expense Account”
<input type="checkbox"/>	Other funding Source		
<input type="checkbox"/>	No financial impact		

(summary of current and future impacts)

Estimated Short Term Expenses:

No auction return	(\$10,000 - \$20,000)	Fair Market Value = \$57,1000
		Tax Assessed = \$52,8000
Utilities Owed	= \$537.31	(Pay to Richland Center)
Tax Write Off	= \$6,804.77	(w/out interest \$5,357.74)
<hr/>		
Total County:	(\$17,342.08 to \$27,342.08) range	

Projected Improvements by City:

City to remove old structure ≈ \$7,000

City to intermittently maintain the property, develop plan, market, transfer to new developer, and monitor implementation of development agreement. ≈ \$3,000

Total City: Approximately \$10,000

Long Term Tax Revenue Affect:

Tax revenue on current property value (\$53,000) ≈ \$1,325/yr

Tax revenue on improved property value (\$250,000) ≈ \$6,250/yr

- This is approx. \$2083/yr/ea for County, City, Schools
- Years to recover county investment of \$ 7,341 with new tax revenue ≈ 3.6years
- Years to recover total county investment and unrealized auction revenue ≈ 8.4yrs to 13.2yrs

Richland County Committee

Agenda Item Cover

Other Economic Benefits to County and City:

- Increase of quality housing units – an attractive county/city draws people in
- Attractive neighborhoods help hold tax assessments up
- Possible increase in students in local schools (\$10,000 per child)
- Increase in density (duplex) means more people active in the local economy

Approval:

Review:

Clinton Langreck

Department Head

Administrator, or Elected Office (if applicable)

Richland County Committee

Agenda Item Cover

2019 Real Estate Tax Summary

10/01/2020 09:51 AM

Page 1 Of 1

Parcel #: 276-1684-8200 CITY OF RICHLAND CENTER
 Alt. Parcel #: 5227616848200 RICHLAND COUNTY, WISCONSIN

Tax Address:
 ARTYS A EWERS
 "TAX DEED"
 460 W FIRST ST
 RICHLAND CENTER WI 53581

Owner(s): O = Current Owner, C = Current Co-Owner
 O - EWERS, ARTYS A

Districts: SC = School, SP = Special
Type Dist # Description
 SC 4851 RICHLAND SCHOOL DISTRICT
 SP 0300 SOUTHWEST WIS TECH COLL
 SP 0011 RICHLAND FIRE DISTRICT

Property Address(es): * = Primary
 * 460 W FIRST ST

Legal Description: Acres: 0.200
 SCHOOLCRAFT BLOCK 84 E 1/2 OF LOTS 7 & 8

Parcel History:

Date	Doc #	Vol/Page	Type
	246294	350/3	QCD
		183/216	
		163/230	

Plat: * = Primary
 * N/A-N/A

Tract: (S-T-R 40% 160% GL) **Block/Condo Bldg:**
 16-10N-01E

Tax Bill #:	773	Net Mill Rate	0.024632767	Installments	
Certificate #:	407	Gross Tax	1,378.97	End Date	Total
Land Value	13,500	School Credit	78.36	1 01/31/2020	1,081.03
Improve Value	39,300	Total	1,300.61	2 07/31/2020	621.36
Total Value	52,800	First Dollar Credit	57.88		
Ratio	0.9243	Lottery Credit 0 Claims	0.00		
Fair Mrkt Value	57,100	Net Tax	1,242.73		
** UNPAID PRIOR YEAR TAXES **					

	Amt Due	Amt Paid	Balance	Bal. Codes
Net Tax	1,242.73	0.00	1,242.73	D
Special Assmnt	0.00	0.00	0.00	N
Special Chrg	241.36	0.00	241.36	
Delinquent Chrg	218.30	0.00	218.30	
Private Forest	0.00	0.00	0.00	
Woodland Tax	0.00	0.00	0.00	
Managed Forest	0.00	0.00	0.00	
Prop. Tax Interest	0.00	0.00	111.85	
Spec. Tax Interest	0.00	0.00	41.37	
Prop. Tax Penalty	0.00	0.00	0.00	
Spec. Tax Penalty	0.00	0.00	0.00	
Other Charges	0.00	0.00	0.00	
TOTAL	1,702.39	0.00	1,855.61	
Over-Payment		0.00		<i>Interest Calculated For OCT 2020</i>

Notes:

Payment History: (Posted Payments)

Date	Receipt #	Source	Type	Amount	GPT	SA	Int.	Pen.	Total
------	-----------	--------	------	--------	-----	----	------	------	-------

Key: Balance Code: D - Delinquent, P - Postponed, N - No Balance
 Payment Source: C - County, M - Municipality
 Payment Type: A-Adjustment, B-Write Off Bankrupt, D-Write Off Deeded, Q-Quit Claim, R-Redemption, T-Tax

Richland County Committee

Agenda Item Cover



Richland County Committee

Agenda Item Cover

<u>Economic Development Plan for parcel # 276-1684-8200; Richland Center</u>			
<u>Task:</u>	<u>Purpose:</u>	<u>Party:</u>	<u>Date:</u>
Plan for Disposition	Discussion with Mayor, Administrator, Chair, ED Dir	County/City	Met on Nov 30th
WE Energy - Disconnect or Abandonment	Request Abandonment (Possible Disconnect) 460 1st St. Richland Center WI	County	Requesting Property Committee approval to abandon on December 3rd.
Abandon Boat -	DNR Registry / Confirm abandonment	County	Cleared on December 2nd
County Initiates Plan	Property Committee Action - By authority CS(E)	County	December 3rd
City Finance	Action to Recommend to Counsel		Dec-Jan
City Counsel	Action to accept plan and offer to purchase by 75.69(2); contingent on agreement language	City	Approved Dec 15th
Clear Deed	Waiving right to refute tax deed - Clear the Deed	F+P	Jan - Feb
Draft Agreement	Request Counsel Draft MOU - defining sale to city and clearing deed	F+P	Jan - Feb
City accepts and offers	Review Agreement - Make offer	City	Jan - Feb
F+P recommends sale	Recommend resolution by board to sell	County	Jan-Feb
Resolution to sell	County Board Action - outside of Ordinance	County	Jan-Feb
Expectations of Razing the Project			
Payment of Delinquent Taxes	Absorbed	County	Feb-Mar
Payment of Delinquent Utilities		County	Feb-Mar
Title Transfer	Counsel Records a Deed from us to City	County/City	Feb-Mar
Demolition	Gary Manning has offered volunteer services	City	Feb-Mar
Tree Removal		City	Feb-Mar

Richland County Committee

Agenda Item Cover

Dumpsters for removal	City= Estimating \$4,400	City	Feb-Mar
Concrete removal	Provided by City	City	Feb-Mar
Fill dirt to smooth hole	Provided by County, Highway will bring in dirt	County	Feb-Mar
Land Development	Land Developers Agreement / Development	City	Feb-Mar

