

# Statutory Roles and Responsibilities of the Appleton Redevelopment Authority

# Wisconsin Statute 66.1333

- Controlling section for redevelopment authorities
- Addresses creation
- Defines purpose
- Enumerates the role and powers of an authority

# Creation of Appleton Redevelopment Authority

- Appleton created a redevelopment authority in 1972.
- The Appleton Redevelopment Authority (ARA) has been involved in many notable projects over the past four plus decades.
  - Paper Valley Hotel
  - Lawrence Court/Appleton Center/Houdini Plaza
  - Avenue Mall (City Center Plaza)
  - Evans Office Building/Washington Ramp
  - Richmond Terrace
  - Vulcan Heritage Park/Supple Restaurant
  - Fox Cities Performing Arts Center
  - Trolley Square
  - Foremost Redevelopment Project
  - Union Square Apartments

# Creation of Appleton Redevelopment Authority

- The Authority consists of seven members:
  - All must be residents of the City of Appleton
  - One is also a member of the Common Council
  - No more than two may be officers of the City of Appleton
  - Appointed by the Mayor and subject to approval by 4/5 of the Council
  - Should have an interest in redevelopment and urban renewal.
  - Shall have “sufficient ability and experience in related fields, especially in finance and management to assure efficiency in the redevelopment program.”
  - Members serve a five year term and hold office until a successor is qualified and appointed.

# ARA's Purpose

- The authority's purpose is to carry out:
  - blight elimination
  - slum clearance
  - urban renewal programs and projects

# POWERS AND RESPONSIBILITIES

- Wisconsin Statutes set forth the various powers and responsibilities of a redevelopment authority.
- “An authority may exercise all powers necessary or incidental to carry out and effectuate the purposes of this section, including [the listed powers].”

# POWERS AND RESPONSIBILITIES

- Prepare and carry out planned redevelopment and urban renewal within the City of Appleton.

# POWERS AND RESPONSIBILITIES

- Enter contracts that the Authority determines are necessary to carry out its projects.
  - Contracts over \$25,000 must be publicly bid and awarded to the lowest qualified and competent bidder. (Professional services excluded.)
  - Contracts between \$3,000 and \$25,000 require posting/publication of notices prior to being entered.



# POWERS AND RESPONSIBILITIES

- The Authority may acquire title to property by purchase, lease, eminent domain or otherwise for redevelopment purposes.
- The Authority may subsequently mortgage, transfer, sell, lease, subdivide, retain or otherwise dispose of the property. It may also make the property available for the City's use.

# POWERS AND RESPONSIBILITIES

- The Authority may:
  - Borrow money
  - Issue bonds
  - Apply for and accept advances, loans, grants, contributions and other forms of financial assistance from the city, state, or federal government as well as any other public or private sources.
- **NOTE:** Debts or similar obligations incurred by the Authority are not considered the debt/obligation of the City.
- The Authority does not have the unilateral power to levy taxes.

# POWERS AND RESPONSIBILITIES

- The Authority is subject to open meetings laws and is required to comply with public records laws.
- The Authority may commence legal actions and also may be subject to legal actions.

# POWERS AND RESPONSIBILITIES

- The Authority can develop a comprehensive urban renewal/redevelopment plan.
  - The plan can include proposed land uses including housing, industry, public facilities, recreational areas, etc.
  - Serves as a general framework to guide future development understanding that specific areas will be more precisely planned as they are actually developed.
  - Must be consistent with the City's plans (next slide).

# POWERS AND RESPONSIBILITIES

- The City has plans to help guide long term meaningful redevelopment as opportunities present themselves.
  - Comprehensive Plan 2010-2030 including:
    - Downtown Plan
    - Fox River Corridor Plan
- With these plans as a guide, the Authority works cooperatively with the City to provide for redevelopment activities throughout the City to help maintain, enhance and promote viable residential, commercial and industrial development.

# Cooperation

## Between the City and ARA

- The City may provide services, facilities, property, lend or contribute funds and enter cooperative agreements or contracts to further the Authority's purpose.
- The Common Council approves the Authority's budget each fiscal year.

# Cooperation

## Between the City and ARA

- The City's legal department may provide legal services to the Authority and it may retain specialists to render legal services when required.
- The Authority may contract for other personal or professional services as needed to carryout its responsibilities.

# Summary

- Wis. Stat. Sec. 66.1333 allows for the creation of a redevelopment authority and outlines the scope of its authority.
- A redevelopment authority has certain autonomy with regard to its powers and responsibilities that must be balanced with the ongoing relationship it maintains with the city in which it functions.