

**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

Rock County Planning &  
Development Agency  
INITIATED BY



Colin Byrnes, David Somppi  
DRAFTED BY

Planning & Development  
Committee  
SUBMITTED BY

August 22, 2013  
DATE DRAFTED

**AUTHORIZING PROPERTY PURCHASE THROUGH COMMUNITY  
DEVELOPMENT BLOCK GRANT – EMERGENCY ASSISTANCE PROGRAM**

1 **WHEREAS**, the United States Government through the Housing and Community Development Act of  
2 1974, as amended, has established a program of Community Development Block Grants (CDBG) and has  
3 allowed each State to elect to administer CDBG funds for its non-entitlement areas, subject to certain  
4 conditions; and,  
5

6 **WHEREAS**, the State of Wisconsin has elected to administer CDBG Housing funds for its non-  
7 entitlement areas through the Wisconsin Department of Commerce – (now Department of  
8 Administration) – Division of Housing & Community Development, for the purpose of approved  
9 activities to provide flooding repair, acquisition and demolition to lower income households, within  
10 approved Federal, State and Local guidelines; and,  
11

12 **WHEREAS**, the Rock County Board of Supervisors, at its meeting on December 11, 2008, approved a  
13 resolution authorizing the 2008 Community Development Block Grant – Emergency Assistance Program  
14 grant with the State of Wisconsin; and,  
15

16 **WHEREAS**, Rock County entered into a grant agreement with the State of Wisconsin for administering  
17 this program; and,  
18

19 **WHEREAS**, Rock County and the State of Wisconsin approved an amendment to this grant agreement  
20 on January 14, 2010, which approved the use of CDBG-EAP funds for the acquisition/demolition of  
21 identified eligible flood damaged homes in Rock County outside of the Cities of Beloit and Janesville in  
22 accordance with State and Federal requirements; and,  
23

24 **WHEREAS**, per State and Federal requirements, Rock County had appraisals conducted to determine the  
25 current value of the subject properties, located at 3901 Riverside Drive, Edgerton, WI and 3911 Riverside  
26 Drive, Edgerton, WI, Parcel 6-6-1241 and 6-6-1243, Sunnyview Park, Lot 1 Block 2, and Sunnyview  
27 Park, Lot 2, Block 2; and,  
28

29 **WHEREAS**, per State and Federal regulations, these appraisals were used to establish the current  
30 property value for the subject properties at \$85,000 and \$30,000, respectively; and,  
31

32 **WHEREAS**, these property values, minus flood benefits, were used to establish offers to purchase for the  
33 properties of \$85,000, and \$30,000 respectively; and,  
34

35 **WHEREAS**, the owners of the properties accepted the offers to purchase; and,  
36

37 **WHEREAS**, Rock County proposes to remove structures on the property and make use or dispose of the  
38 property in accordance with the Housing Procedures Manual for Rock County, and appropriate State and  
39 Federal requirements.  
40  
41  
42

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**Resolution Authorizing Property Purchase Through Community Development Block Grant – Emergency Assistance Program**

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40 **NOW, THEREFORE, BE IT RESOLVED** that the Rock County Board of Supervisors duly assembled  
41 this 24 day of October, 2013, hereby approves and authorizes the purchase by the County  
42 of Rock of the two (2) subject properties using Community Development Block Grant – Emergency  
43 Assistance Program funds from the State of Wisconsin; and,  
44

45 **BE IT FURTHER RESOLVED**, that the Rock County Board of Supervisors authorizes the County  
46 Board Chair and County Clerk to sign the respective documents on behalf of the County of Rock; and,  
47

48 **BE IT FURTHER RESOLVED**, that authority is hereby granted to the Rock County Planning &  
49 Development Committee and Rock County Board Staff Committee to take the necessary steps to develop  
50 proposals and enter into agreements needed to purchase and dispose of the structures on the site and to  
51 determine the final disposition of the property.

Respectfully submitted,

**Planning & Development Committee**

Alan Sweeney, Chair

Mary Mawhinney, Vice Chair

Marilynn Jensen

Phillip Owens

Wayne Gustina

**County Board Staff Committee**

J. Russell Podzilni, Chair

Sandra Kraft, Vice Chair

Eva Arnold

Betty Jo Bussie

Marilynn Jensen

Henry Brill

Mary Mawhinney

Louis Peer

Kurtis L. Yankee

LEGAL NOTE:

The County Board is authorized to take this action pursuant to sec. 59.01, 59.51 and 59.52(6), Wis. Stats.

Jeffrey S. Kuglitsch  
Corporation Counsel

FISCAL NOTE:

Sufficient funding is available in the CDBG-EAP grant account, A/C 64-6411-0000-64913, for the purchase of these properties. No County funds are required.

Sherry Oja  
Finance Director

ADMINISTRATIVE NOTE:

Recommended.

Craig Knutson  
County Administrator

## **EXECUTIVE SUMMARY**

### **RESOLUTION AUTHORIZING PROPERTY PURCHASE THROUGH COMMUNITY DEVELOPMENT BLOCK GRANT – EMERGENCY ASSISTANCE PROGRAM**

The County of Rock has received grant funds from the State of Wisconsin – Community Development Block Grant – Emergency Assistance Program. The Rock County Board of Supervisors approved the Grant Agreement receipt of the Grant at its meeting on December 11, 2008.

A total of \$440,245 in program and administrative funds were made available for this Program to purchase qualifying properties from qualifying owners of those properties that were damaged during the 2008 flood event. No Rock County General Revenue funds are required or will be used for this purchase.

Per State requirements, Rock County had appraisals conducted to determine the current value of two (2) subject properties. 3901 Riverside Drive, Edgerton, WI, Parcel 6-6-1241, Sunnyview Park, Lot 1 Block 2 owned by JoAnn McGuire and 3911 Riverside Drive, Edgerton, WI, Parcel 6-6-1243, Sunnyview Park, Lot 2, Block 2 owned by JoAnn McGuire and Robert Frieler. These appraisals have been used to establish the current value of the subject properties. These property values, minus flood benefits, were used to establish offers to purchase for the properties.

The values of the two subject properties, that were valued at \$85,000 and \$ 30,000, were used to establish offers to purchase. The owners of the two properties have accepted the offers to purchase. Per State and Federal requirements, the purchase of the property is contingent on approval by the Rock County Board of Supervisors.

Per the Housing Procedures Manual for Rock County, the Planning & Development Committee and Planning & Development Agency have been working to implement the provisions of the Grant. Arranging for the purchase of the property has been done in accordance with State and Federal regulations and requirements.

The Planning & Development Committee and Agency will comply with Federal requirements for demolishing structures on the property, conduct site restoration activities, and conduct final grading and seeding. Upon completion of this work, final disposition of the property will be determined.