

Shawano Redevelopment Authority - Frequently Asked Questions

What is blight? How was blight determined for this report?

Some conditions that meet the definition of “blight” include: predominately open spaces where buildings have been demolished; structures or alterations that result in conditions that are detrimental to public health, safety, morals and welfare; and structures that impair the sound growth of the community.

The city utilized an independent consultant to perform an analysis of the proposed Redevelopment Authority district that primarily reflected the properties in the already established TIF 4 and TIF 6 blight elimination districts. The study determined that 50.34% of the real property within the redevelopment area met the statutory definition of blight as sated in state statute 66.133 (2m) (b) 3.

Why are some properties that have been renovated still listed as blighted in the project plan?

The state statute allows for blight determinations to be made on properties inside a proposed redevelopment district within 18 months of the district’s creation. The city had a blight determination done for the creation of the TIF 6 in winter 2014-2015. To avoid additional contracting fees, the city chose to use the determinations that were made at that time. It is possible that properties with a blight determination have since been improved, but state statute allows for them to continue to be used toward the 50% threshold required to create a redevelopment district.

Will the blight determination negatively affect my property value?

The determination of blight will not affect property values. The existence of blight, however, does. Property values are affected market fluctuations, and by the condition of the property itself, as well as the condition of the properties in the surrounding area.

Is the blight determination listed on my deed or required to be disclosed in a transaction?

No. The determination of blight is necessary strictly to create the district. A status of “blighted” is not listed on any official documents connected to the value of the property, nor is it required to be discussed or disclosed upon negotiations of sale or transaction.

Doesn't the city already have eminent domain capabilities without an RDA?

Yes. The city has the ability to obtain property through eminent domain. The creation of the Redevelopment Authority transfers that authority from the city to the Shawano Redevelopment Authority board. Eminent domain under the Redevelopment Authority is a more public process and requires a public hearing prior to obtaining the property. This is not an expansion of municipal power; rather, this process establishes the ability to more efficiently work with property owners and connect them to available resources.

Why is the city approving the project boundary prior to a public hearing?

The state statutes regulating the creation of a redevelopment authority plan require the boundary to first be approved by the city council, and for the council to authorize the redevelopment authority to prepare a plan and discuss it at a public hearing. These steps must occur in this order for the redevelopment authority plan to be presented to the city council for approval.