



## Legislation Text

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ORIGINAL

ALD. COGGS

Resolution to facilitate development of Heart and Hope Place by approving the blight designation and acquisition by the Redevelopment Authority of seven City-owned vacant lots and authorizing conveyance of the lots and one Authority-owned property to the Maures Development Group, LLC, in the 6th Aldermanic District.

Adoption of this resolution by at least two-thirds vote of the Common Council will approve the blight designation and acquisition of the properties by the Redevelopment Authority utilizing the procedures set forth in Section 66.1333, Wisconsin Statutes, and will authorize subsequent conveyance of these properties and other Authority-owned property to a third party for redevelopment according to the conditions in the Blight Designation Summary and Land Disposition Report.

Whereas, Maures Development Group, LLC desires to construct a mixed-use building in the 3300 block of North Dr. Martin Luther King Jr. Drive and scattered site residential units in the surrounding blocks using affordable housing tax credits that it recently received from the Wisconsin Housing and Economic Development Authority; and

Whereas, Development of Heart and Hope Place requires that the City of Milwaukee ("City") and the Redevelopment Authority of the City of Milwaukee ("Authority") properties be under common ownership to facilitate document preparation; and

Whereas, The Authority proposes to acquire City-owned vacant lots at 3362-84 and 3400 North Dr. Martin Luther King Jr. Drive, 3432, 3446-48, 3451-53 and 3457-59 North 4th Street and 3470 North 5th Street to create development parcels, as summarized in the Blight Designation Summary and Land Disposition Report, a copy of which is attached to this Common Council File; and

Whereas, Section 66.1333(5)(c), Wisconsin Statutes, as amended, enables the Authority, with the approval of the Common Council of the City of Milwaukee ("Common Council"), to acquire blighted property without designating a boundary or adopting a redevelopment plan; and

Whereas, The City waived its right to the statutory notice and a public hearing was conducted on November 20, 2008 by the Authority pursuant to 66.1333(5)(c), Wisconsin Statutes; and

Whereas, After the hearing, the Authority determined the properties to be blighted within the meaning of Section 66.1333(4)(bm), Wisconsin Statutes, and requested approval of these acquisitions by the Common Council; and

Whereas, After acquisition, the Authority desires to convey these properties and the Authority-owned property at 3386-90 North Dr. Martin Luther King Jr. Drive to Maures Development Group, LLC; and

Whereas, Pursuant to Wisconsin Statutes, a Blight Designation Summary and Land Disposition Report for the properties was submitted and a public hearing that was conducted on November 20, 2008, concurrently addressed the disposition of the properties as required by Wisconsin Statutes; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that it is found, determined and reaffirmed that:

1. The City-owned vacant lots at 3362-84 and 3400 North Dr. Martin Luther King Jr. Drive, 3432, 3446-48, 3451-53 and 3457-59 North 4th Street and 3470 North 5th Street, as identified in the Blight Designation Summary and Land Disposition Report, are blighted within the meaning of Section 66.1333(4) (bm), Wisconsin Statutes, as amended.
2. The objectives of the Authority cannot be achieved solely through rehabilitation of these properties.
3. These acquisitions are feasible and conform to the general plan of the City; and, be it

Further Resolved, That the acquisition of these properties is approved and the Common Council:

1. Pledges its cooperation in helping to carry out these acquisitions.
2. Directs that no new construction shall be permitted or authorized at these properties by any agencies, boards or commissions of the City under local codes or ordinances unless as authorized by the Common Council under Section 66.1333(6) (e), Wisconsin Statutes.
3. Directs the various public officials, departments, boards and agencies of the City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the objectives for these acquisitions.
4. Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate these acquisitions; and, be it

Further Resolved, That the City Clerk is directed to transmit a certified copy of this resolution to the Commissioner of the Department of Public Works, the Commissioner of the Department of Neighborhood Services, the City Engineer, the Assessment Commissioner, the Redevelopment Authority of the City of Milwaukee and to such other agencies, boards and commissions of the City having administrative jurisdiction in the properties described above; and, be it

Further Resolved, That the Blight Designation Summary and Land Disposition Report dated November 20, 2008, with respect to the proposed sale of these properties to Maures Development Group, LLC, or assigns, is approved; and, be it

Further Resolved, That the proper City officials are authorized to execute an Emerging Business Enterprise Agreement with the Redeveloper; and, be it

Further Resolved, That the Commissioner of the Department of City Development ("DCD"), or designee, is authorized to convey the City-owned vacant lots at 3362-84 and 3400 North Dr. Martin Luther King Jr. Drive, 3432, 3446-48, 3451-53 and 3457-59 North 4th Street and 3470 North 5th Street to the Authority for no monetary consideration; and, be it

Further Resolved, That if any lots are encumbered by City deed restrictions that prohibited construction, required use as green space or were prohibited from division and/or combination, the Commissioner of DCD, or designee, is authorized to execute Release of Deed Restrictions so that clear title may be granted to the Redeveloper; and, be it

Further Resolved, That if additional vacant lots in the target area become City-owned

during the option period and/or are suitable for the project, the properties may be conveyed to the Authority for the project upon recommendation of the Commissioner of DCD and consultation with the local Common Council member.

DCD-Redevelopment Authority

MFH:mfh

10/29/08/A