

LAND DISPOSITION REPORT
COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

July 28, 2025

RESPONSIBLE STAFF

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Department of City Development, Real Estate Section

PARCEL ADDRESS AND DESCRIPTION

4124 West Villard Avenue (the "Property"): A 2,880 square foot one-story vacant building, with a lot area of approximately 4,127 square feet. The City of Milwaukee ("City") acquired the property on January 15, 2019 through property tax foreclosure.



City-owned Property – 4124 West Villard Avenue



4124 WEST VILLARD AVENUE FRONT VIEW



4124 WEST VILLARD LOOKING SOUTHWEST



4124 WEST VILLARD LOOKING SOUTHEAST VIEW

BUYER

Moeneek Cannaday, owner of Corner Stone Memorial Funeral Services, LLC., expressed interest in the City-owned property after purchasing the adjacent building at 4120 West Villard Avenue on January 5, 2023.

The Buyer said, “The business will provide a service and healing option needed for families and loved ones who succumbed to violence in this Old North Milwaukee neighborhood, and in Milwaukee overall.”

Ms. Cannaday purchased and renovated the adjacent building to provide funeral services in the neighborhood. The City’s building presented an opportunity to align services and provide an important service to the community.

PROJECT DESCRIPTION

The Buyer intends to offer a complete range of services to include floral arrangements, caskets and cremation services that will be affordable and professional.

The building will also have a functioning kitchen for families to heat and serve food to guests and family of a loved one and provide space to socialize. Food service will not offer a restaurant style service, nor will alcohol be allowed on the premises. Hours of operation will be Monday through Friday, from 10 am until 6 pm; Saturday services from 9 am until 5 pm. The Buyer intends to hire four full time workers and four part-time employees.

The Buyer will hire Productive Builders, Inc., as general contractor and will also have subcontractors providing services to assist with the project. Renovation work includes interior clean out, fixtures, lighting, flooring, etc. Glass installation, new electrical work, plumbing, HVAC, signage and a wall mural on the west side of the building will also add to the building’s appearance.

Ms. Cannaday estimates renovation costs at approximately \$683,630 and a portion of the work will include the Buyer’s “sweat equity.” The Buyer understands that the proposed project may require certain City approvals in addition to the approval of the Land Disposition Report. Closing is contingent upon the Buyer obtaining all necessary approvals, including a Certificate of Occupancy (“COO”), financing and DCD approval of the final building elevations and signage.

PURCHASE TERMS AND CONDITIONS

The purchase price is \$1,000. The Buyer may seek City assistance for funding the project, including the City’s “Storefront Activation grant,” if available; Business Improvement grants, and other funding resources.

The conveyance of the property will be on an “As Is, Where Is” basis. The deed of conveyance will contain a restriction prohibiting the Buyer, or any successors, from applying to the City for tax-exempt property status. As part of the sales agreement, the

Buyer will also pay a performance deposit of \$3,000 to incentivize timely completion of project renovations.

At closing, subtracted from the sale proceeds and retained by the City will be the amount of property taxes, interest, and fees owed; and all costs and expenses incurred. Retained funds will be distributed between the Redevelopment Authority of the City of Milwaukee and the City's Tax Deficit Fund, with the balance of the proceeds, if any, to be returned to the former owner.

Due Diligence Checklist
Address: 4124 West Villard Avenue

The Commissioner's assessment of the market value of the property.	4124 West Villard Avenue is a 2,880 square foot one-story vacant commercial building constructed in 1954, with a lot area of approximately 4,127 square feet. The City of Milwaukee acquired the property on January 15, 2019 through tax foreclosure. The property is in the Old North Milwaukee Neighborhood in the 1 st Aldermanic District. The purchase price for the property is \$1,000, which factors in the building's overall condition and potential investment by the buyer. The property is being sold "As Is, Where Is," without any guarantees.
Full description of the development project.	Corner Stone Memorial Funeral Services, LLC., ("The Buyer"), seeks to renovate and operate a business where families can celebrate and fellowship the lives of loved ones who have succumbed to violence. The estimated renovation costs are approximately \$683,630. Ms. Moeneek Cannaday plans to open the business adjacent to a funeral home at 4120 West Villard Avenue. The Buyer will provide floral arrangements, a heat and serve option for families have a meal and gather in solace of a fallen family member.
Complete site, operations and scope of work for redevelopment.	Please see the Land Disposition Report for details.
Developer's project history.	The Buyer purchased the adjacent building at 4120 West Villard Avenue on January 5, 2023 for providing funeral services. This purchase will complement the funeral home business. The Buyer met with Executive Director, Stephanie Harling of the Villard Avenue BID about the business and has the organization's support for its uses.
Capital structure of the project, including sources, terms and rights for all project funding.	The estimated renovation costs include personal funds, a hard money loan from F-Street lending, and "sweat equity" towards the project. The Buyer will also seek City funding resources if applicable, by applying to the City's Commercial Corridor Team and the Villard Avenue BID.
Project cash flows for the lease term for leased property.	Not applicable.

List and description of project risk factors.	DCD staff determined that there is no foreseen risk in selling the property to this Buyer. Renovating this building will add stability, a supportive reuse of the property and add value to the neighborhood. The business use also fits within the area comprehensive plan and the local Business Improvement District supports the project.
Tax consequences of the project for the City.	The deed of conveyance will contain a restriction prohibiting the Buyer, assignees or successors from applying to the City of Milwaukee for tax-exempt property status. Thus, a formerly vacant, tax-exempt property will be returned to the property tax rolls.