

Memo

To: Ald. Michael D'Amato, 3rd District
From: Dan Casanova, DCD – Real Estate
CC: Bunkie Miller, DCD – Real Estate; Chris Rute, DCD – Development Center
Date: 4/4/2006
Re: Mount Horeb Missionary Baptist Church/534-40 West Center Street

In response to your questions regarding the resolution for the sale of the City-owned property at 534-40 West Center Street to Mount Horeb Missionary Baptist Church (Council File: 051487). Mount Horeb has submitted revised plans to the Development Center that conform to the zoning requirements for glazing. Accordingly, no application to the Board of Zoning Appeals (BOZA) is required. BOZA previously approved a Special Use variance to use the site as a religious assembly hall in an area zoned LB2.

Regarding the Payment in Lieu of Taxes (PILOT) program, we have mentioned this program to Mount Horeb. However, the church is not financially capable of making such a payment. In addition, Mount Horeb first offered to buy this property from the City in January 2004, prior to the City's effort to obtain PILOTs from all tax-exempt buyers.

Mount Horeb is committed to making an investment in this neighborhood and providing community space and after-school programs seven days a week. In addition, they have been responsive to the many design and site plans changes that DCD has requested. As a result, we ask that you schedule this file for the next available Zoning, Neighborhoods & Development committee meeting.