

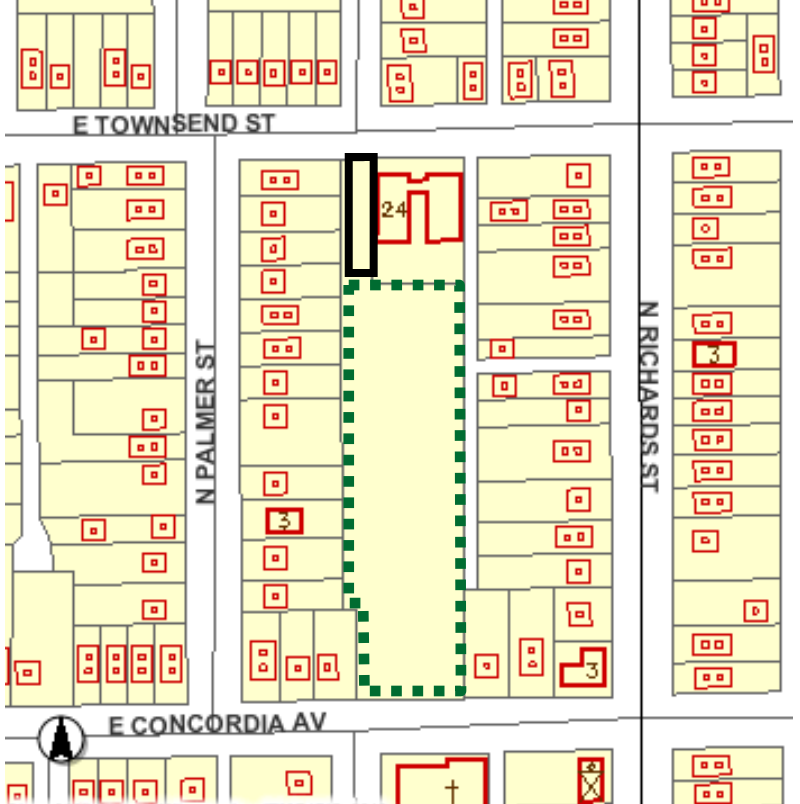


**LAND DISPOSITION REPORT
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

NOVEMBER 5, 2013

RESPONSIBLE STAFF

Yves LaPierre, Real Estate, 286-5762

<p>PROPERTY 220 East Concordia Avenue: a 64,909 SF/1.5-acre tax-deed vacant lot that will be divided for sale.</p> <p>The primary parcel is mostly rectangular with 119 feet of frontage and a depth of 460 feet. The site has limited development potential because of its long and narrow configuration and limited street frontage. The property has been a leased garden since 2010.</p> <p>The remnant parcel is 32 feet by 140 feet to match the adjoining property. The lot is subject to an access easement from this property</p> <p> Primary Parcel Concordia Gardens</p> <p> Remnant portion for adjoining owner</p>	 <p>The map displays a grid of streets: E Townsend St at the top, E Concordia Av at the bottom, N Palmer St on the left, and N Richards St on the right. The primary parcel is a large green dashed rectangle. The remnant portion is a smaller black solid rectangle. A building labeled '24' is shown on the remnant portion. Other buildings are represented by red squares with '2' or '3' inside.</p>
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BUYER – PRIMARY PORTION

Victory Garden Initiative, Inc. ("VGI"), an urban-agriculture, nonprofit corporation that has been leasing and farming the site since 2010. Gretchen Mead is the Director. VGI's mission is to provide training and education to beginning gardeners with a focus on sustainable farming and healthy living. Since its inception, VGI has helped hundreds of Milwaukee residents install gardens in their backyards, so they may grow their own fresh food. Other VGI projects include education programs and events focused on sustainable urban agriculture.

BUYER – REMNANT PARCEL

Towns End Real Estate, LLC, owner of the adjoining 24-unit apartment building at 227 East Townsend Avenue.

PROPERTY USE

VGI will expand its community gardening and farming activities at the site. The focus will be on expanding partnerships and neighborhood engagement to provide high-quality fresh fruits and vegetables to area residents. Planned improvements include on-site stormwater management, rain harvesting, creating an urban food forest and community space.

Towns End Real Estate will continue to use its portion for parking and green space.

OFFER TERMS AND CONDITIONS

The purchase price is \$1,000 for the primary parcel and \$500 for the remnant. The offer term is for 45 days following Common Council approval. Both conveyances shall be by quit claim deed on an "as is, where is" basis.

The VGI deed will include a restriction requiring use as a garden and green space and that the property may not be sold for development without the approval of the Common Council. The property will be fully taxable, similar to other gardening efforts, and will include the City's standard deed restriction prohibiting application for tax-exempt status without prior approval of the Common Council.

The conveyance to Towns End Real Estate will join the City lot with the adjoining property and will require use as green space and parking, except upon approval of the Common Council.