

LRB – RESEARCH AND ANALYSIS SECTION ANALYSIS

FEBRUARY 14, 2007 AGENDA
PUBLIC WORKS COMMITTEE

ITEM 8, FILE 061320
Emma J. Stamps

File No. 061320 is a resolution declaring the city-owned vacant lot at 2520 North 6th Street surplus to municipal needs and authorizing its sale to Northcott Neighborhood House, Inc., for residential construction, in the 6th Aldermanic District.

Background and Discussion

1. Policies for declaring city owned properties no longer needed for municipal purposes and their sale are stated under Section 304-49-17, Milwaukee Code of Ordinances.
2. Northcott Neighborhood House, Inc., a nonprofit organization, has offered to purchase the City-owned vacant lot at 2520 N. 6th Street for \$1 to build a 1,300 sq. ft. 3-bedroom single-family house.
3. HOME and CDBG funds will pay the \$110,000 estimated construction costs. The home will be sold to a low-income eligible family for \$80,000.
4. The Land Disposition Report does not specify a date whereby final plans and financing must be in place, a prerequisite for scheduling closing, but does require construction to commence within 3 months of closing and be complete within 12 months of closing.
5. Adopting File 061320 declares the parcel surplus to municipal needs and authorizes its sale to Northcott Neighborhood House, Inc., to build a single-family house for sale to a low-income family that meets CDBG income guidelines.
6. If passed, this file may be referred to the Zoning, Neighborhoods & Development Committee.

Fiscal Impact

The \$1 offer will be deposited to the Reserve for Tax Deficit Fund account.

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