

# LAND DISPOSITION REPORT

## COMMON COUNCIL OF THE CITY OF MILWAUKEE

### RESPONSIBLE STAFF

Dan Casanova, Real Estate Section (286-5921) and Rhonda Szallai (286-5674)

### BACKGROUND

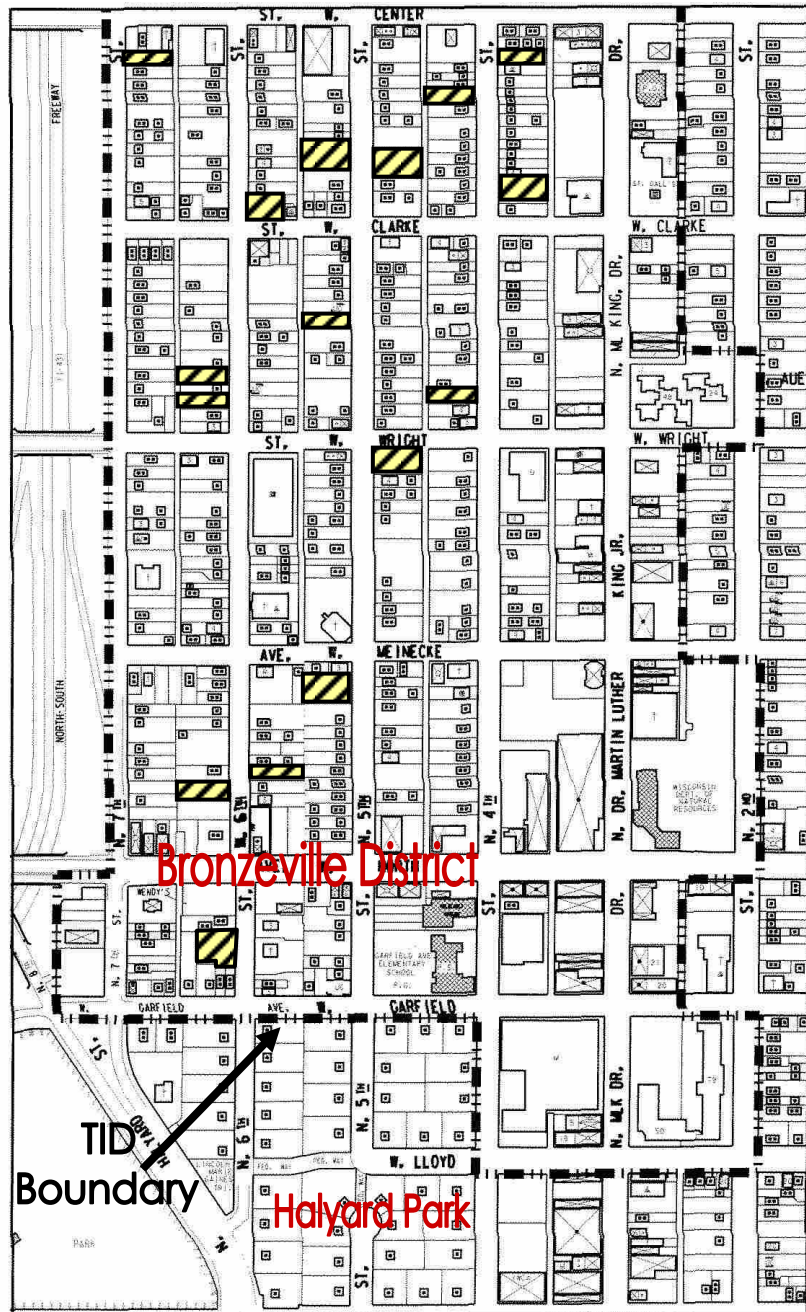
Tax Incremental District (TID) No. 59, approved by the Common Council on September 27, 2005, called for strengthening the housing stock and increasing homeownership in the Bronzeville Cultural and Entertainment District and the surrounding neighborhood. The TID boundary is generally between North Dr. Martin Luther King, Jr. Drive and I-43/7th Street between West Garfield Avenue and West Center Street. The housing initiative is intended to support the cultural and entertainment efforts that are focused along West North Avenue.

### PROPERTIES

23 vacant lots that are suitable for assemblage into 27 single-family building sites. Additional lots may become available after the City forecloses on tax delinquent property in July 2006 or in subsequent years during the initiative. An outstanding offer to purchase also may expire. A combined total of 10 of these lots will be reserved for the Inner City Redevelopment Corporation and Northcott Neighborhood House, Inc.

### Current Addresses

- 2513-13A North 4th Street
- 2608 North 4th Street
- 2612 North 4th Street
- 2649 North 4th Street
- 2666 North 4th Street
- 2367 North 5th Street
- 2369 North 5th Street
- 2472 North 5th Street
- 2476 North 5th Street
- 2545 North 5th Street
- 2616 North 5th Street
- 2624 North 5th Street
- 2625 North 5th Street
- 2629 North 5th Street
- 2217 North 6th Street
- 2223 North 6th Street
- 2327 North 6th Street
- 2332 North 6th Street
- 2513 North 6th Street
- 2523 North 6th Street
- 2602 North 6th Street
- 2608 North 6th Street
- 2666 North 6th Street



**PROPOSED PROJECT**

The Bronzeville New Homes Initiative will be a joint effort of DCD Real Estate staff and the Neighborhood Improvement Development Corporation (NIDC) to market vacant lots for single-family home construction to prospective owner-occupants. All homes will be required to conform to the Design Standards for the Bronzeville New Homes Initiative. Minimum construction costs are expected to be \$140,000 to \$150,000.

**BUYERS**

Parties that commit to building an owner-occupied, single-family home. Lots will be first marketed to area residents that wish to build owner-occupied homes. After the initial listing, lots will be made available on a first-come, first-served basis to buyers who submit a prequalification letter from a lender. Buyers must conform to the General Buyer Policies outlined below at acceptance and at closing.

**OFFER TERMS AND CONDITIONS**

The lots will be sold for \$1.00 each with the requirement that all construction must conform to the Design Standards. Buyers must submit with the offer \$500 in Earnest Money and a pre-approval letter from a lender to cover estimated construction costs. The Commissioner of DCD or designee is authorized to accept offers from qualified buyers.

Buyers will have 120 days from acceptance to close. Closing contingencies include approval of final building plans, receipt of a building permit, submission of an executed construction contract for the home and firm financing. Construction must start within one month of closing and be completed within one year. The Commissioner of DCD or designee is authorized to execute the deed of conveyance and other documents necessary to allow construction to proceed, such as release of old deed restrictions and/or easements.

**BUYER CRITERIA & POLICIES**

Offers will be rejected from any buyer, as an individual or as an officer/member of a corporation, partnership, or limited liability company that has:

- Delinquent real estate and personal property taxes to the City of Milwaukee.
- An In-Rem or In-Personam judgment within a five-year period preceding offer submission, except upon specific approval of the Common Council and repayment of delinquent taxes and related legal expenses.
- Extensive unabated orders and/or code violations as well as conviction of an order of the Commissioner of Neighborhood Services.
- Felony convictions for crimes against property or neighborhood stability.
- Outstanding offers to purchase or prior sale where performance has not been completed, except upon approval of the Commissioner based on demonstrated performance.

These conditions also must not exist at closing.