

LAND DISPOSITION REPORT
COMMON COUNCIL OF THE CITY OF MILWAUKEE

RESPONSIBLE STAFF

Yves LaPierre, Real Estate Section (286-5762)

PROPOSED ACTIVITY

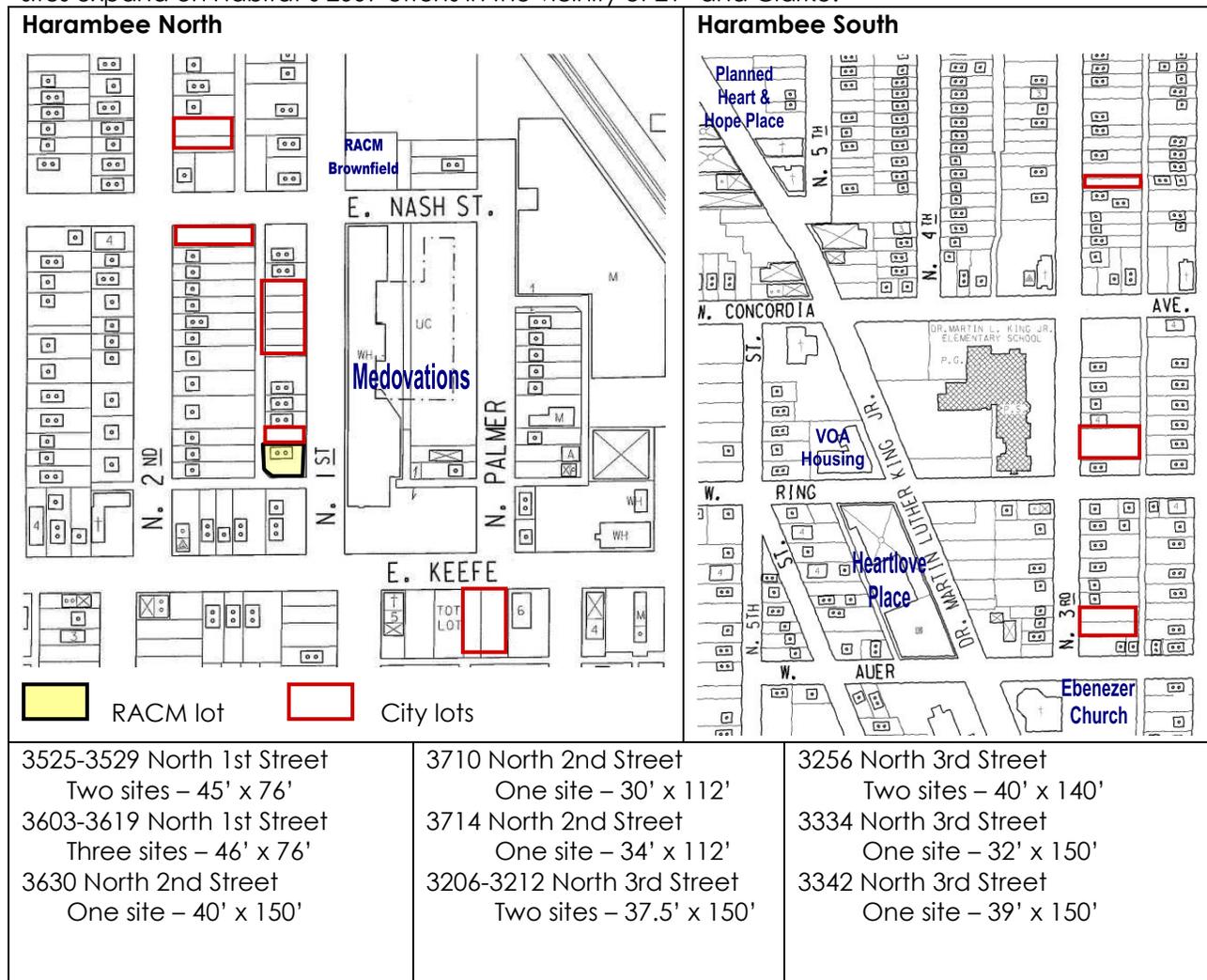
Authorize property sales for Milwaukee Habitat for Humanity's 2010 building program. The action would approve conveyance of the Redevelopment Authority property at 3525 North 1st Street to the City of Milwaukee. The RACM lot will be incorporated with other vacant City lots in an Offer to Purchase with Habitat for its 2010 building program in the Harambee and Park West neighborhoods.

BUYER

Milwaukee Habitat for Humanity, Inc., a non-profit corporation dedicated to creating home-ownership opportunities for low-income families. Its Interim Director is Karen Higgins. Habitat has constructed 294 new homes and rehabilitated another 95 homes in the Milwaukee area since the late 1980's.

PROPERTIES

Development will be focused in two neighborhoods. In Harambee, 14 new building sites will complement past home construction in the neighborhood. Further, the north cluster will support the recent \$3.0 million expansion by Medovations at 120 East Keefe Avenue. In Park West, the new sites expand on Habitat's 2009 efforts in the vicinity of 21st and Clarke.



Park West Neighborhood	
<p>City Lots</p>	<p>2743-2749 North 20th Street Two sites – 45' x 125'</p> <p>2807 North 20th Street One site – 45' x 125'</p> <p>2817 North 20th Street One site – 30' x 125'</p> <p>2831-2835 North 20th Street Two sites – 30' x 125'</p> <p>2845 North 20th Street One site – 48.5 x 125'</p> <p>2732 North 21st Street One site – 30' x 125'</p> <p>2752 North 21st Street Two sites – 30' x 125'</p> <p>2844-2850 North 21st Street Three sites – 40' x 125'</p> <p>2801 North 21st Street One site – 30' x 125'</p> <p>2825 North 21st Street One site – 45' x 125'</p> <p>2829-2833 North 21st Street Two sites – 30' x 125'</p> <p>2753 North 22nd Street One site – 45' x 125'</p> <p>2726-2740 North 23rd Street Three sites – 40' x 125'</p>

If any lots are determined to be infeasible for construction as Habitat prepares building plans or certified survey maps, or additional lots become City-owned, the Commissioner of DCD may substitute a similar lot in the target areas upon approval from the local alderperson.

PROPOSED REUSE

Construction of 35 single-family, owner-occupied homes. Three different models will be constructed beginning in Spring 2010. Each home will be approximately 1,100-1,400 SF and have 3-4 bedrooms and 2 baths. Once completed, the homes will be sold to owner-occupants for approximately \$60,000 plus the “down payment” of 200 hours of sweat-equity.

OFFER TERMS & CONDITIONS

The lots will be sold for \$1.00 each. The properties will be sold “as is.” Closing will occur within six months of Council approval and is subject to DCD approval of final building designs and site plans. This time period may be extended by the Commissioner of DCD for six months based on changes to Habitat’s 2010 building schedule. Given Habitat’s history of performance, an Agreement for Sale and Performance Deposit will not be required.



Habitat 2009 Sumac Model

REDEVELOPMENT AUTHORITY ACTIONS

The Redevelopment Authority held a public hearing on December 15, 2009, on the proposed transfer of 3525 North 1st Street to the City as required by Wisconsin Statutes. After the hearing, the Authority authorized conveyance to the City for no monetary consideration subject to approval of the Common Council.