

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

**DATE**

May 15, 2014

**RESPONSIBLE STAFF**

Yves LaPierre, Real Estate Specialist, DCD

**REDEVELOPMENT PROJECT AREA**

20<sup>th</sup> & Brown: A redevelopment plan created in 2006 to foster residential and commercial revitalization to complement the Fond du Lac and North Avenue corridors.

**PARCEL ADDRESS & DESCRIPTION**

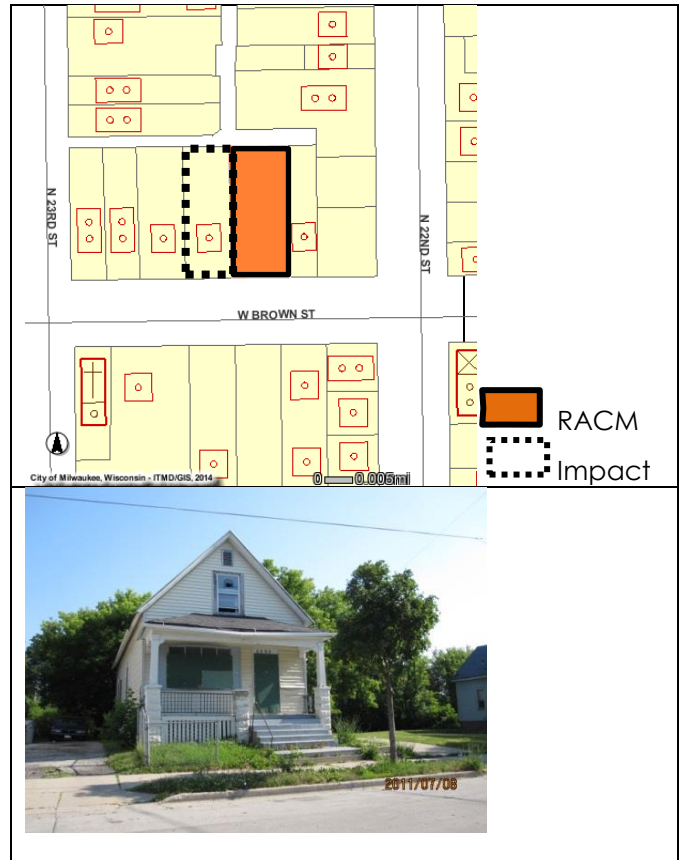
2212 West Brown Street:

A 6,600 SF vacant lot initially acquired by the City in 2001 through tax foreclosure and then was transferred to the Redevelopment Authority in 2007 for the Legacy housing effort. Due to market conditions, the site was not sold for infill housing.

Sale of the full property to the west owner is recommended because of the substantial investment the buyer is making to rehabilitate the adjoining house. Further, the other adjoining owner to the east is tax delinquent and tax foreclosure is being held due to a bankruptcy filing. Buildable land or additional green space remains on the City-owned lot at the corner of 22<sup>nd</sup> and Brown.

**BUYER & PROPOSED USE**

Impact Milwaukee, LLC, a limited liability company created by Impact Seven to acquire and rehabilitate 24 City-owned houses in the Harambee and Park West neighborhoods for an affordable rent-to-own housing effort. Impact Seven is a community economic development corporation located in Almena, Wisconsin. William Bay is the president and Todd Hutchinson serves as the local representative. The Harambee/Park West rehabilitations are currently underway at an average cost of \$157,485 per property and are financed in part through WHEDA housing tax credits. An example of Impact Seven's work is on the south side project where it partnered with Layton Boulevard West Neighbors for a similar rent-to-own initiative. These house rehabilitations are nearing completion and the before and after images that follow of 2005 West Burnham illustrate the significant level of rehabilitation.





**CONVEYANCE TERMS AND CONDITIONS**

The purchase price is one \$1.00 and sale proceeds will be deposited in the Tax Deed Fund. The deed will contain restrictions to require use of the property as open space and to join the lot with the adjoining property to create a single tax key parcel. The deed restrictions may only be released by the Common Council.