

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

DATE

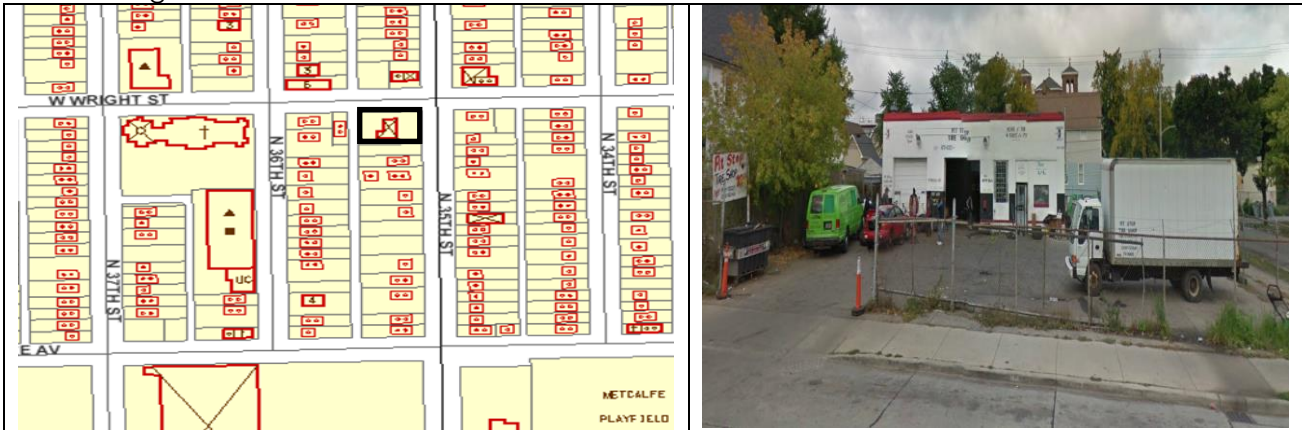
March 25, 2014

RESPONSIBLE STAFF

Matthew Haessly, Real Estate Specialist, DCD

PARCEL ADDRESS AND DESCRIPTION

3507 West Wright Street ("Property"): A 1,321 SF building on a 10,740 SF parcel acquired by the City in 2012 through tax foreclosure.



 City Parcel

BUYER AND BUYER TENANCY

Robert L. Posey, doing business as Pit Stop Tire Shop. Mr. Posey has operated Pit Stop Tire Shop at 3507 West Wright Street since 2003 as a tenant. Mr. Posey began his business as a wholesale tire shop and later began incorporating tire service and repair into his business operations. Prior to the City acquiring the Property, Mr. Posey was a tenant of the former owner. After the City acquired title to the property, the City offered Mr. Posey a lease. Under the City's lease terms, Mr. Posey provided the City with an insurance certificate, removed his pit bull dogs from the premises, agreed to comply with Department of Neighborhood Services ("DNS") orders and pay rent equal to the amount previously paid to the former owner.

PROJECT DESCRIPTION

Mr. Posey desires to continue providing tire sales and service at 3507 West Wright Street. He agreed to make the following improvements to the property: (a) repair or replace the existing chain link fence; (b) expand the fence at the northwest corner of the Property to enclose that portion of the Property not encompassed by the fence; (c) remove all barbed wire from the top of the fence; (d) patch or replace the broken asphalt and concrete portions of the parking lot; (e) renovate the existing office space; and (f) be solely responsible for WE Energies charges from the date the City acquired the Property through property tax foreclosure on July 9, 2012 onward. The estimated budget for the proposed improvements is \$15,000. That figure does not include the WE Energies charges.

OPTION TERMS AND CONDITIONS

The purchase price will be \$25,000 less a credit of \$24,999 for improvements made and proposed for the Property, correction of DNS violations and rent payments made by the tenant since the Property was conveyed to the City through property tax foreclosure action. The purchase price recognizes nonmonetary considerations, including retaining a long-time occupant of the property and continued business service to the neighborhood. The conveyance will be on an "as is, where is" basis, including environmental concerns, if any. The deed of conveyance will contain a restriction prohibiting the Buyer or its successors from applying to the City for tax-exempt property status. The sale proceeds, less sale expenses, shall be credited to the Tax Deed Fund.