

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

DATE:

November 19th, 2024

RESPONSIBLE STAFF:

Matt Haessly, Department of City Development

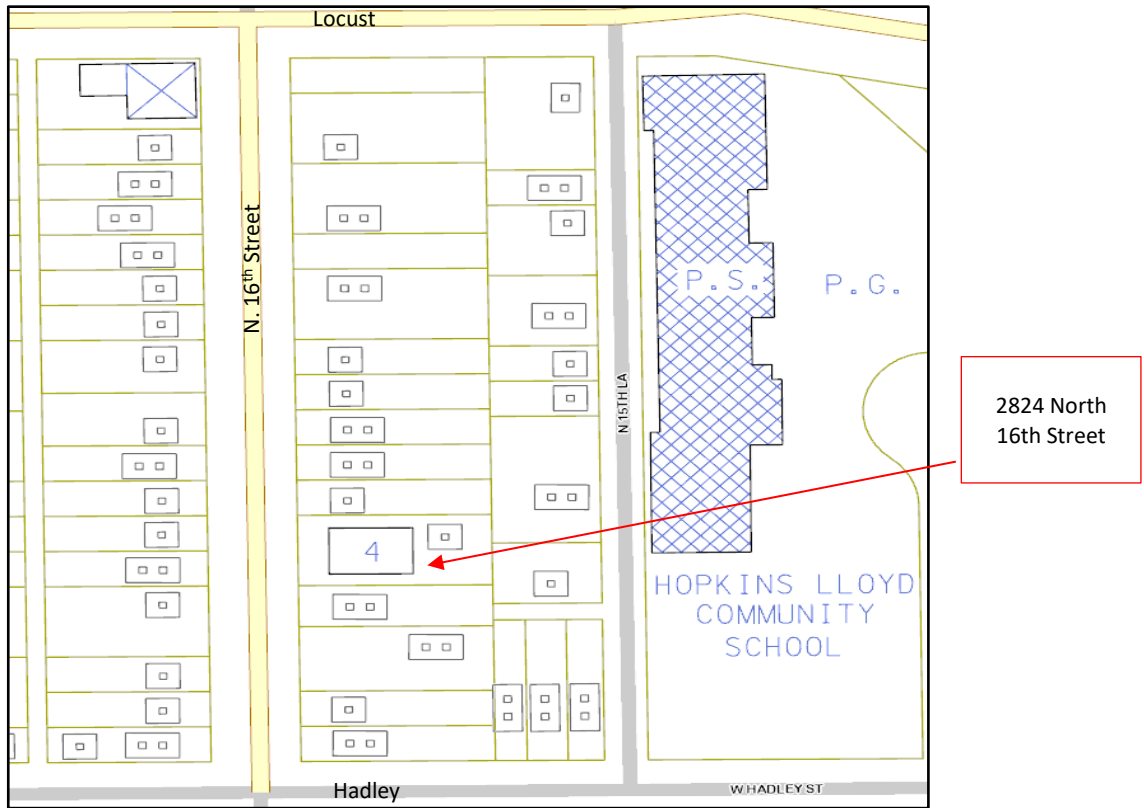
PARCEL ADDRESSES AND DESCRIPTIONS:

2824 North 16th Street (the "Property") was acquired through property tax-foreclosure in February, 2019. The property is occupied by a vacant four (4) unit structure and a separate vacant single-family structure in the rear of the property. According to the City of Milwaukee Assessor's records, the building(s) have an area of approximately 6,128 square feet, the lot size is approximately 8,580 square feet and the property is zoned RT4.



2824 North 16th Street





BUYER:

Foundations for Freedom, Inc., ("FFF") a Wisconsin nonprofit entity, or assignee, led by Dana World-Patterson has had the privilege over the past ten years of strengthening women and girls from all walks of life who experienced sexual exploitation and faced the debilitating effects of human trafficking through force, fraud, and or coercion.

Established in 2021, Foundations for Freedom, Inc. Housing Solutions, with the help of the City of Milwaukee, acquired an eight-unit apartment and transformed it into a safe, dignified transitional home for women needing a refuge from human trafficking that may have experienced prison or jail, ruined financial status, housing insecurity, sobriety recovery, post-traumatic stress disorder, depression, anxiety, and loss of child custody.



FFF's commitment to each individual is long-term. We meet them where they are and guide them to reach their goals in a supportive manner, with community resources available for up to two years. Licensed therapists, mental health practices, financial literacy, and employment and vocational resources are offered, trusting separation and support to yield a great return of confidence, housing security, a job or school, and assimilation into a life they desire with no turning back. Foundations4Freedom.org

PROJECT AND PURCHASE TERMS AND CONDITIONS:

Foundations for Freedom, Inc. ("Buyer") and the City of Milwaukee to enter into a Department of City Development ("DCD") Purchase and Sale Agreement ("PASA") and Emergency Housing Loan Agreement whereby:

- The City of Milwaukee sells the Property "AS IS, WHERE IS"
- Purchase price for the Property is \$1,000 plus closing costs and fees. If Buyer desires, the City will order title insurance and special letters from Knight Barry Title Company for the transaction, but Buyer will pay for those costs at closing
- Buyer must rehab the property in accordance with applicable law and requisite permits so that the property may be occupied by persons for residential purposes
- At closing, City provides forgivable loan to Buyer, at 0% interest (\$192,276 for 2824 North 16th Street), to be used by Buyer for rehab costs
- Buyer must own the property for 5 years and provide annual reports to DCD concerning, use, occupancy, vacancy, efforts to lease if vacant, and services provided to occupants.
- If Buyer fails to rehab as PASA requires and in a timely manner as PASA requires, or if Buyer fails to own for 5 years as required, or if Buyer fails to deliver timely annual reports as PASA requires, or if Buyer fails to use the property for occupants in need of emergency housing for the 5-year "Buyer required ownership" period, then the loans will not be forgiven and shall be due and payable within 60 days of City written demand, and if Buyer fails to pay, the unforgiven loan will bear interest at 8% until paid. PASA or Emergency Housing Loan Agreement will provide a lien in and to the property to secure repayment duty
- Emergency Housing loan fund balances, if any, that are not encumbered prior to December 31, 2025 shall be returned to the City of Milwaukee Real Estate Department by a check made payable to the "City of Milwaukee" within 30-business days following December 31, 2025
- Emergency Housing loan funds, returned to the City of Milwaukee Real Estate Department shall be deposited into the City of Milwaukee Capital Projects Fund.
- Prior to occupancy by any resident and/or Buyer occupants, and by deadline for completion of rehab as specified in PASA, Buyer must obtain Certificate of Occupancy and/or Code Compliance from the Department of Neighborhood Services
- Buyer will not be eligible for other City financing or grants for physical renovation of the property
- Property is to be sold with a deed restriction prohibiting property tax exemption unless Common Council approves otherwise by a 2/3 vote