

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

**DATE**

January 25, 2022

**RESPONSIBLE STAFF**

Dwayne Edwards, Program Manager  
Department of City Development ("DCD"), Real Estate Section

**PARCEL ADDRESS & DESCRIPTION**

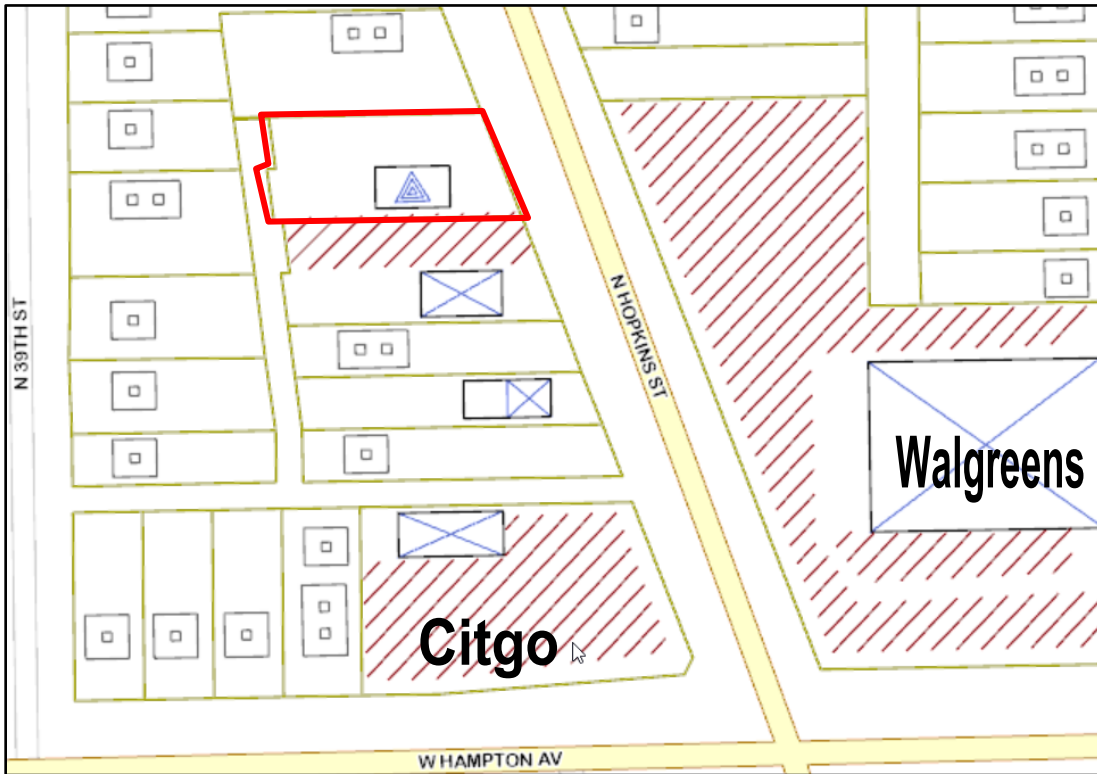
4843 North Hopkins Street: A four bedroom, three bath, 3,520 square foot two-story commercial property, built in 1923 on an 8,022 square foot lot. The City of Milwaukee ("City") acquired the property through tax foreclosure on July 9, 2021. The property is located in the Old North Milwaukee neighborhood and is included in the Villard Avenue strategic plan area.



4843 North Hopkins (front view)

**BUYER**

Former owner: Roxie Thomas (the "Buyer") joins me to provide testimony explaining circumstances behind the repurchase of the property. The Buyer is the former owner and has made arrangements to pay all outstanding fees owed to the City. Common Council of the City of Milwaukee approval would allow the Buyer to proceed in purchasing the property once all conditions are met. Although City Buyer guidelines were violated, Ms. Thomas has met with the local Alderman and received support to move forward with the sale.



**PROJECT DESCRIPTION**

Sale of a two-story commercial property for a proposed childcare center.

**PURCHASE TERMS AND CONDITIONS**

The purchase price will be \$6,382.86, which equals the sum of the following items: all back taxes, interest and penalty charges owed to the City; all outstanding special charges owed to the City; and all property management fees. Buyer shall also pay all closing costs. The conveyance will be on an "as is, where is" basis including all environmental and geotechnical conditions, if any.

The Buyer agrees to obtain all necessary City permits and approvals, including Board of Zoning Appeals approvals, as needed. The Buyer will also pay a \$1,000 performance deposit regarding Buyer's duty to complete renovation and obtain a Certificate of Occupancy, by August 15, 2023. Buyer will be required to meet the City's General Buyer Policies. The Buyer will execute a City Purchase and Sale Agreement, which will outline all terms of the transaction.

The Buyer will provide DCD staff with an updated scope of work before starting any renovations. Ms. Thomas's financing will include conventional financing and personal savings. The Buyer may explore available City funding resources if applicable.

Closing shall occur no later than 60 days following the certification of adoption of this resolution. At closing, subtracted from the sale proceeds will be sales expenses and a 30 percent disposition fee shall be paid to the Redevelopment Authority of the City of Milwaukee; the remaining sale proceeds shall be deposited in the Tax Deficit Fund.

**DUE DILIGENCE CHECKLIST****ADDRESS: 4843 NORTH HOPKINS STREET**

The Commissioner's assessment of the market value of the property.	<p>The Property at 4843 North Hopkins Street is being sold "as is, where is," without any guarantees. The property is zoned RT4 or Residential with the proposed use being allowed. A four bedroom, three bath, 3,520 square foot two-story commercial property, built in 1923 on an 8,022 square foot lot.</p> <p>The repurchase price for the property is \$6,382.86. The property was vacant since foreclosure on July 9, 2021.</p>
Full description of the development project.	Roxie Thomas, (the "Buyer") will repurchase the property for a proposed childcare business. Plans include interior and exterior renovations.
Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.	The Buyer was advised that any changes or modifications to the exterior facade may require approval from the City Planning staff.
Developer's development project history.	This will be the Buyer's first commercial development. Ms. Thomas expects to provide needed childcare services to neighborhood residents upon completion of renovations.
Capital structure of the project, including sources, terms and rights for all project funding.	The Buyer will provide DCD staff with an updated scope of work before closing. The Buyer's financing will include conventional lender financing and personal savings. The Buyer may also explore available City funding resources if applicable.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	If the building remains vacant, the deferred maintenance and costs to cure will continue to increase. Vacancy of the building will serve as a hindrance on efforts of Villard Avenue strategic plan efforts in the area.
Tax consequences of the project for the City.	The property will be fully taxable. The deed of conveyance will contain a restriction prohibiting the Buyer or its successors from applying to the City for tax-exempt property status.