

LAND DISPOSITION REPORT COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

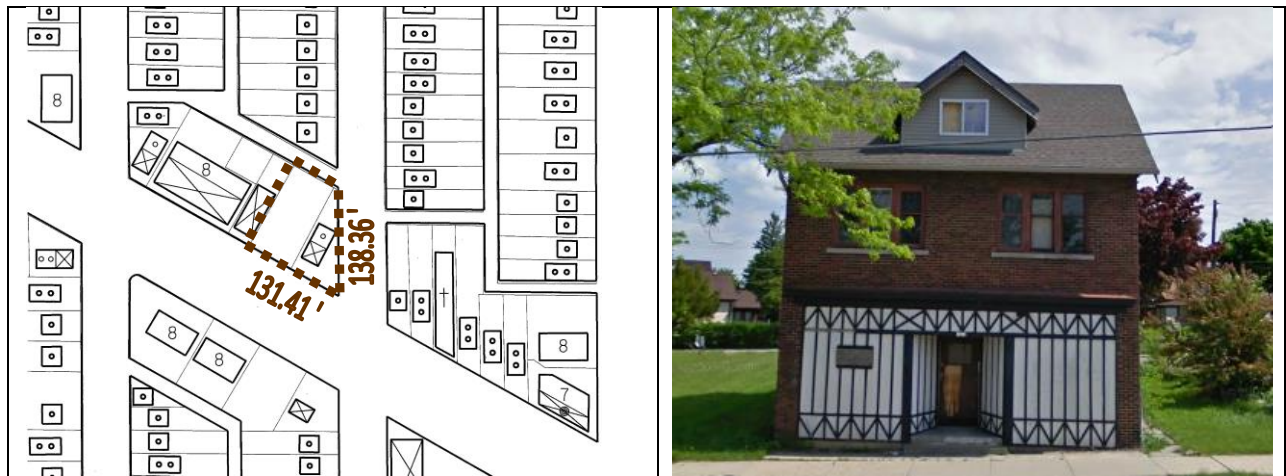
April 12, 2016

RESPONSIBLE STAFF

Dwayne Edwards, Program Manager, DCD

PARCEL ADDRESS AND DESCRIPTION

1412-18 West Atkinson Avenue ("Property"): A 2,114 SF masonry building built in 1922. The building sits on an 11,638 SF parcel, with a rear and a west yard available for parking. The Property was acquired by the City on July 28, 2008 through property tax-foreclosure.



PROPERTY AFTER REHABILITATION

BUYER

Kelly Harris is the owner and sole proprietor of Kel's Home Improvement, LLC, a remodeling company that specializes in interior and exterior modifications and upgrades. The Buyer learned

his craft at the Milwaukee Technical and Trade High School in 1989. This school provided Mr. Harris with skills such as electrical, plumbing, cabinetry, etc., that are fundamental in the home improvement industry.

After purchasing a home in 2006, the Buyer started using his 20-plus years of experience on properties for friends and customers as side jobs, until creating Kel's Home Improvement, LLC. Mr. Harris also plans to lend his support and expertise to local families in need of minor repairs, but may not have the financial resources to do a full-scale improvement project. The Buyer hopes to help homeowners increase value in their homes and bring employment opportunities for neighborhood residents as well.

PROJECT DESCRIPTION

The Buyer proposes to renovate the first floor commercial space and the second floor apartment. The Buyer's rehabilitation costs will be approximately \$60,000, and he will do a significant portion (nearly 70 percent) of "sweat equity" through relationships with local tradespeople. Site, operations and scope of work were reviewed by staff and the project was determined good to proceed. Buyer has the skill and the ability to complete the required work to successfully renovate the Property for a home improvement business within 12 months.

PURCHASE TERMS AND CONDITIONS

The purchase price is \$5,000, which factors in the building's overall condition. The Buyer will use a matching grant from the Neighborhood Improvement Development Corporation's Rental Rehabilitation Program to assist with improvements to the apartment. The conveyance will be on an "as is, where is" basis. The deed of conveyance will contain a restriction prohibiting the Buyer or its successors from applying to the City for tax-exempt property status.