

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

DATE
September 9, 2020

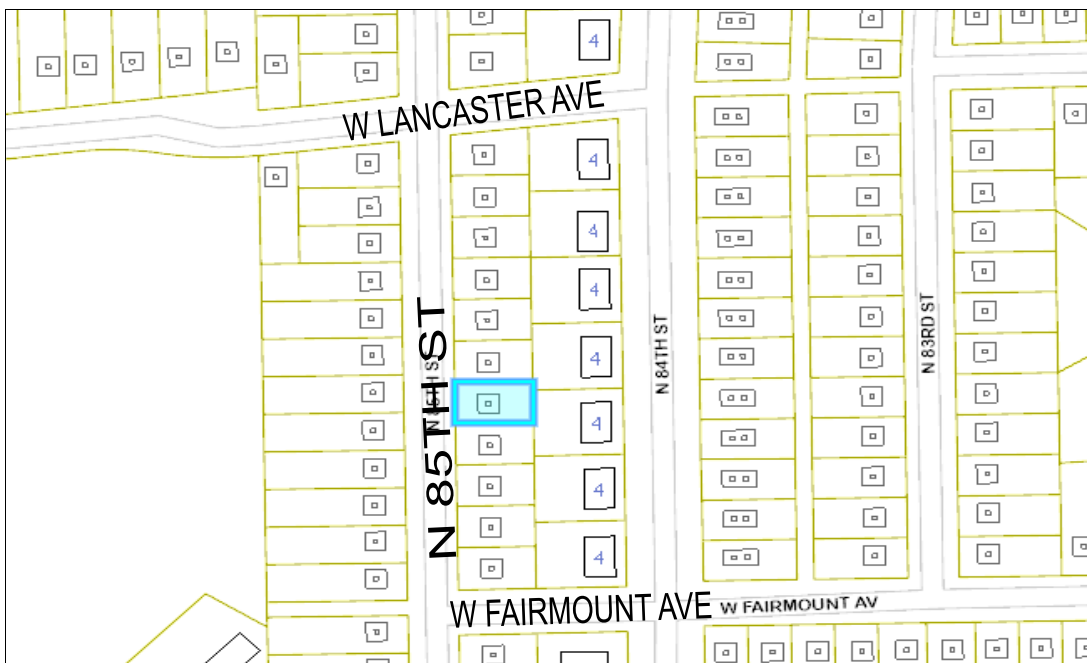
RESPONSIBLE STAFF
Amy Turim, Real Estate Development Services Manager, Department of City Development

PARCEL ADDRESSES & DESCRIPTIONS
Two Single Family Homes:

5032 North 85th Street: A 2,130 square foot single family home, on a 5,005 square foot lot, acquired on July 10, 2019 by the City through property tax foreclosure. This property is in the Vogel Park neighborhood in the West neighborhood plan. This property is zoned RS6, with a 2020 assessed value of \$86,700. This property has two bedrooms and was built in 1961. This property is in the 2nd Aldermanic District.



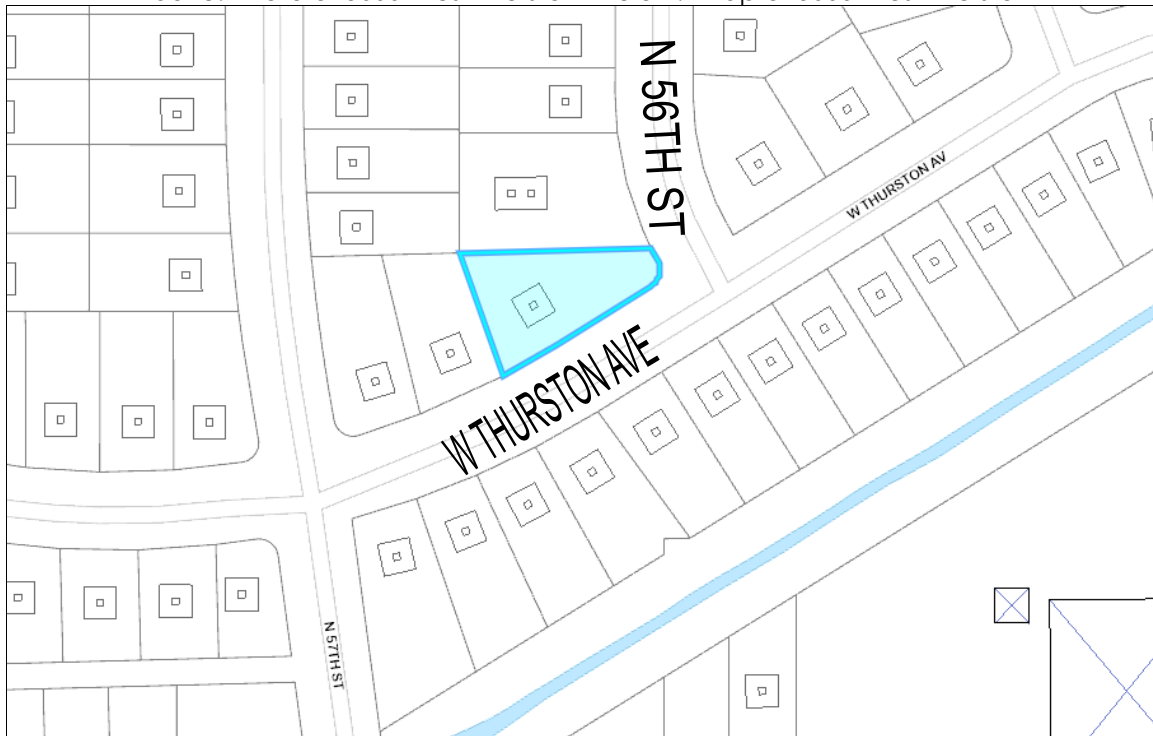
Above: Photo of 5032 North 85th Street Below: Map of 5032 North 85th Street



5600 West Thurston Avenue: A 720 square foot single family home, on a 7,810 square foot lot, acquired on September 23, 2019 by the City through property tax foreclosure. The property is in the Havenwoods neighborhood in the North West neighborhood plan. The property is zoned RS5, with a 2020 assessed value of \$75,600. The property has three bedrooms and was built in 1952. The property is located in the 9th Aldermanic District.



Above: Photo of 5600 West Thurston Below: Map of 5600 West Thurston



BUYER

Community Advocates, Inc. ("CA"), a Wisconsin non-profit entity. CA's mission is "To provide individuals and families with advocacy and services to meet their basic needs so they may live in dignity."

PROJECT DESCRIPTION

Rehabilitation of two single family homes for use as emergency housing.

TERMS AND CONDITIONS

Buyer ("CA") and City to enter into a Department of City Development ("DCD") approved Purchase and Sale Agreement ("PASA") whereby:

- City sells each property "as is, where is"
- Purchase price for each property is \$1,000 plus closing costs and fees (including broker fees)
- 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 each property in accordance with applicable law and requisite permits so that the properties may be occupied by persons for residential purposes
- At Closing, City provides forgivable loan to CA, at 0 percent interest (\$9,874 for 85th Street property and \$7,850 for Thurston Avenue property), to be used by CA for rehab costs.
- CA must own the respective properties for 5 years and provide annual reports to DCD concerning leases, use, occupancy, vacancy, efforts to lease if vacant.
- If CA fails to rehab as PASA requires and in a timely manner as PASA requires, or if CA fails to own for 5 years as required, or if CA fails to timely deliver annual reports as PASA requires, or if CA fails to use the properties for lease to occupants in need of emergency housing for the 5-year "CA required ownership" period, then respective loans will not be forgiven and shall be due and payable within 60 days of City written demand, and if CA fails to pay, the unforgiven loans will bear interest at 8 percent until paid. PASA will provide a lien in and to each property to secure repayment duty
- Prior to occupancy by any resident and/or CA tenants, and by deadline for completion of rehab as specified in PASA, CA must obtain Certificate of Code Compliance from Department of Neighborhood Services.
- CA will not be eligible for other City financing or grants for physical renovation of these properties
- Properties to be sold with deed restriction prohibiting property tax exemption unless Common Council approves otherwise by 2/3 vote
- Sale proceeds will be deposited in the Delinquent Tax Fund
- Property closing must occur prior to December 31, 2020