

## **BLIGHT DESIGNATION SUMMARY**

### **2316 NORTH 6<sup>TH</sup> STREET**

**Date:** October 16, 2003

**Proposed Activity:** Declare a privately owned property blighted for acquisition and authorize acceptance of an Offer to Sell. After acquisition, the structure will be demolished and assembled with adjacent property that is owned or being acquired by the Authority. The assembled site will be marketed for development as part of the proposed African American Cultural and Entertainment District.

**Related Activities:** The property is within the boundary of the proposed North 7<sup>th</sup> Street – West Garfield Avenue Redevelopment Project. A redevelopment plan for the area is currently being prepared that will facilitate development of an African American Cultural and Entertainment District in the area. The property is also near the King Drive Business Improvement District and several other redevelopment projects such as Halyard Park or King Drive & North Avenue.

**Property:** 2316 North 6<sup>th</sup> Street



**Description:** A 1,467 SF, one and one-half story, single-family house on a 6,800 SF lot. The structure is wood-frame with asbestos siding and contains five bedrooms and one bath. Built in 1882, the house has been adequately maintained and is in good condition. The house is currently vacant.

**Assessment:** \$ 2,900 Land  
\$ 36,300 Improvements  
\$ 39,200 Total

**Owner:** Jesse L. Wade

**Code Status:** No outstanding code violations or complaints

**Tax Status:** Delinquent for 2003 property taxes. The owner also has delinquent taxes on his property at 2369 North 24<sup>th</sup> Place

**Offer Terms:** \$50,000.00 purchase price, based on assessed value and market data.

Owner waives his rights to:

- An appraisal by the Redevelopment Authority.
- An appraisal by an appraiser of his choosing at the Redevelopment Authority's expense.
- Right to challenge the compensation.

**Conveyance:** Warranty deed free and clear of all liens and encumbrances.

**Special Condition:** Owner agrees to use a portion of the sale proceeds to pay delinquent property taxes on his other property that he owns in the City.

**Future Actions:** Upon approval by the Common Council, the Redevelopment Authority will proceed to accept the Offer to Sell of the property and direct the City Attorney to close the transaction according

to the terms of the offer.

Respectfully submitted,

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE**

A handwritten signature in black ink, appearing to read "Gregory J. Shelko", written in a cursive style.

Gregory J. Shelko  
Assistant Executive Director-Secretary