

LAND DISPOSITION REPORT
COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

September 9, 2024

RESPONSIBLE STAFF

Tess Wynn, Real Estate Sales Specialist, DCD

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PARCEL ADDRESS & DESCRIPTION

118-24 West Nash Street, and 130 West Nash Street (collectively, the "Property") consists of two vacant lot parcels which total 7,920 square feet. Both parcels were acquired by the City through tax foreclosure, one in 1991 and one in 2013. Both parcels are zoned RT4 and located, side by side, in the Williamsburg neighborhood.



CURRENT USE

The Property was established as an ECO Sponsored Green Space in 2017, as Nigella Community Orchard, with productive apple trees and landscaping. ECO has been funding the maintenance of the Green Space since establishment. For a few years, Groundwork did sponsor community garden beds on the land, prior to 2024. Our understanding is that there are 2-3 neighbors who are continuing gardening in those beds this growing season. Maintenance costs for ECO have been rising, and 2024 maintenance has been cut back due to budgetary constraints.

PHOTOS

Below photos of the Property from a site visit to the orchard and garden on August 14, 2024.



BUYER

5 Points Neighborhood Association approached ECO and DCD about a transfer of ownership of the lots in early 2024. 5 Points Neighborhood Association is a nonprofit group whose target area includes the Williamsburg and Grover Heights neighborhoods. 5 Points Neighborhood Association does own and maintain another orchard nearby, which was purchased from the City in 2018, located at 3754-64 North Port Washington Road. To note, the original intent of the Nigella Green Space was to foster community engagement. 5 Points Neighborhood Association, as an established neighborhood association with a history of community engagement, is in a great place to foster community utilization and ownership of the Nigella Orchard and Community Garden than ECO.

PURCHASE TERMS AND CONDITIONS

The purchase price will be \$1.00 for each parcel for a total of \$2.00. 5 Points Neighborhood Association has agreed to retain ownership of the property for at least three years and to maintain the existing fruit trees for the duration of that time such that local residents are able to access them and harvest the fruit.

The conveyance will be on an "As Is, Where Is" basis including environmental concerns, if any. The deed of conveyance will contain a restriction prohibiting the Buyer or its successors from applying to the City for tax-exempt property status. The two parcels will be joined together at closing with a combination deed.

Due Diligence Checklist

Address: 118-130 West Nash Street

Market value of the property.	The Property is being sold "As Is, Where Is," without any guarantees. The price for the Property is \$2.00 which adequately reflects the overall condition of the property, including maintenance needs and use restrictions.
Full description of the development project.	The Buyer plans to continue to use the Property as a community orchard and garden.
Complete site, operation and landscaping plans and architectural renderings for new construction or redevelopment.	Please see Land Disposition Report for details.
Developer's development project history.	5 Points Neighborhood Association is a local nonprofit organization which already successfully maintains a community orchard on North Port Washington Road.
Capital structure of the project, including sources, terms and rights for all project funding.	5 Points Neighborhood Association will be funding the ongoing maintenance of the space.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	As 5 Points Neighborhood Association is a well established organization with a history of green space maintenance, DCD and ECO have determined there to be very low risk of non-compliance with sale requirements.
Tax consequences of the project for the City.	The deed of conveyance will contain a restriction prohibiting the Buyer or assignees from applying to the City of Milwaukee for tax-exempt property status. Thus, a tax-exempt property will be returned to the property tax rolls.