BLIGHT DESIGNATION SUMMARY
2224-26 NORTH TEUTONIA AVENUE

Date: November 20, 2003

Proposed Activity: Declare a privately owned property blighted for acquisition and authorize acceptance of an Offer to Sell from the YMCA of Metro Milwaukee Community Development Corporation. The former owner approached the YMCA to purchase the property. Authority staff encouraged the YMCA to advantage of the opportunity and agreed to recommend acquisition. After acquisition, the structure will be demolished and the land held for future development.

Related Activities: The property is directly across 12th Street from the old North Central YMCA branch that will be redeveloped in cooperation with the City for residential use. The property is also near the Housing Authority homes under construction at 12th & Garfield for the Highland Park replacement housing effort, several owner-occupied Lindsay Heights homes and the new Northside YMCA at Teutonia & North.

Property:

Description: A four-bedroom, two-bath duplex with 1,992 SF of living area on a 3,600 SF lot. Built in 1890, the wood-frame structure has been poorly maintained, has been vandalized and displays significant evidence deferred maintenance. The house is vacant and boarded.

Assessment: $ 2,000   Land
               $ 14,500   Improvements
               $ 16,500   Total

Owner: YMCA of Metro Milwaukee CDC

Code Status: No outstanding code violations or complaints; prior code problems were related to the former owner.

Tax Status: Current for 2003 property taxes.

Offer Terms: The Authority will reimburse the YMCA CDC For its acquisition and holding costs – approximately $16,000.00

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

Future Actions: Upon approval by the Common Council, the Redevelopment Authority will direct the City Attorney to close the transaction according to the terms of the offer.

Respectfully submitted,

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**

Gregory J. Shelko
Assistant Executive Director-Secretary