

..Number
252059
..Version
PROPOSED SUBSTITUTE A
..Reference

..Sponsor
ALD. COGGS

..Title
Substitute resolution authorizing the sale-back to Michael J. Lowrey and Charlene Hinchliffe former owners of the City-owned tax-deeded property located at 1847 North 2nd Street, in the 6th Aldermanic District.

..Analysis
This substitute resolution authorizes the sale-back to the Former Owner of the City-owned Neighborhood Property pursuant to Section 304-49-5 of the Milwaukee Code of Ordinances.

..Body
Whereas, The property at 1947 North 2nd Street (Tax Key 353-0829-000) (the "Property") was acquired by the City of Milwaukee ("City") from Michael J. Lowrey and Charlene Hinchliffe ("Former Owner") through in rem property tax foreclosure on November 18, 2024; and

Whereas, Milwaukee Code of Ordinances 304-49-5-a authorizes the sale-back of property to Former Owners of non-single-family, owner-occupied properties upon approval of a resolution by a majority of the Common Council of the City of Milwaukee ("Common Council"); and

Whereas, The Common Council desires to authorize the sale-back of the Property to Michael J. Lowrey and Charlene Hinchliffe; and

Whereas, The Department of City Development ("DCD") recommends accepting the Former Owner's payment of \$42,496.04 which represents City costs and expenses incurred, plus any additional costs and expenses incurred prior to closing per 304-49-5-c; now, therefore, be it

Resolved, That DCD is authorized to accept the payment of costs and expenses incurred from the Former Owner, provided that Former Owner meets the following conditions:

1. The price equals the total of City costs and expenses owed, subject to change upon additional costs and expenses incurred prior to closing.
2. The Former Owner provides documented evidence of financial ability to pay the full price at closing, understanding that said evidence will be verified by DCD.
3. The Former Owner passes all City standard buyer checks.
4. The Former Owner closes the sale no later than May 30, 2026 following the certification of this file; and, be it

Further Resolved, That the Buyer, Michael J Lowrey and Charlene Hinchliffe will enter into a restoration agreement with the Department of Neighborhood Services to fully renovate the property within 180 days; and, be it

Further Resolved, That the deed of conveyance for the Property shall contain a performance restrictive covenant, prohibiting the Former Owner from conveying the Property to another prior to satisfying the requirements under the DNS restoration agreement, and shall further contain a reversionary interest providing for the reversion of title to the City if the Former Owner

fails to timely obtain the necessary approvals required to rehabilitate the Property or fails to timely rehabilitate the Property as provided in the restoration agreement; and, be it

Further Resolved, That if the sale does not close by May 30, 2026, the Former Owner's request for sale-back shall be deemed to be rejected; and, be it

Further Resolved, That upon closing, sale proceeds will be distributed as required by s. 304-49-10.

..Drafter

DCD:Cindy.Wright-Smith:cws

04/24/26