

# LAND DISPOSITION REPORT COMMON COUNCIL OF THE CITY OF MILWAUKEE

## DATE

September 19, 2017

## RESPONSIBLE STAFF

Dwayne Edwards, Program Manager, DCD

## PARCEL ADDRESS AND DESCRIPTION

3514 West National Avenue (the "Property"): A 4,350 SF, vacant mixed-use building situated on a 4,500 SF parcel located in the Silver City neighborhood. The Property was acquired through property tax foreclosure in 2014.



City Property



Other Properties owned by Buyer

## BUYER

Layton Boulevard West Neighbors, Inc. ("LBWN" or the "Buyer") is a non-profit community development organization founded and sponsored by the School Sisters of St. Francis in 1995. Since 1995, the Buyer has leveraged over \$45.4 million in housing and business rehab projects, business and commercial district improvements, as well as block and public space improvements within the Silver City, Burnham Park and Layton Park communities.

The Buyer partnered in the creation of the Silver City Townhomes (20 rent-to-own units) and LBWN Rent-to-Own Homes (24 scattered-site residential properties and one commercial property). LBWN also developed the mixed-use property at 3500 West National Avenue and 22 Turnkey Renovation Homes, all of which were vacant and/or foreclosed before LBWN purchased and renovated them for sale to low-to-moderate income families.

The Buyer's mission is to generate economic development and investment within the Silver City neighborhood originated during the 2014 Charrette process led by the Buyer, the University of Wisconsin-Milwaukee Community Design Solutions, the City of Milwaukee, the Zilber Family Foundation and the Clarke Square Neighborhood Initiative.

The Buyer has been a catalyst in facilitating economic development within the Silver City neighborhood and desires to continue its efforts by acquiring and renovating 3514 West National Avenue. The Buyer believes this project will create neighborhood jobs, raise neighborhood property values, incentivize

private investment of nearby commercial spaces and remove a blighting property and increase the sense of safety within the neighborhood.

**PROJECT DESCRIPTION**

The Buyer is proposing to redevelop 3514 West National Avenue as a mixed-use property, with a first floor 2,200 SF restaurant and a second floor 1,400 SF three-bedroom apartment. The Buyer recently signed a MOU with Leticia Munoz, owner of Michael's Family Restaurant, to open a second diner-style restaurant at 3514 West National Avenue.

Ms. Munoz has more than 15 years of experience in the restaurant industry and has run Michael's Family Restaurant as a profitable business since she purchased the business in 2016. The estimated cost to renovate the property is \$428,000.



Exterior Improvements



Conceptual Interior Design (restaurant)

**PURCHASE TERMS AND CONDITIONS**

The purchase price is \$1,000. The conveyance will be on an "as is, where is" basis. The deed of conveyance will contain a restriction prohibiting the Buyer or its successors from applying to the City for tax-exempt property status. At closing, the sale proceeds, less all sale and marketing expenses and a 30 percent disposition fee to the Redevelopment Authority of the City of Milwaukee, shall be credited to the Delinquent Tax Fund.