

**LAND DISPOSITION REPORT AND DUE DILIGENCE CHECKLIST
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

DATE

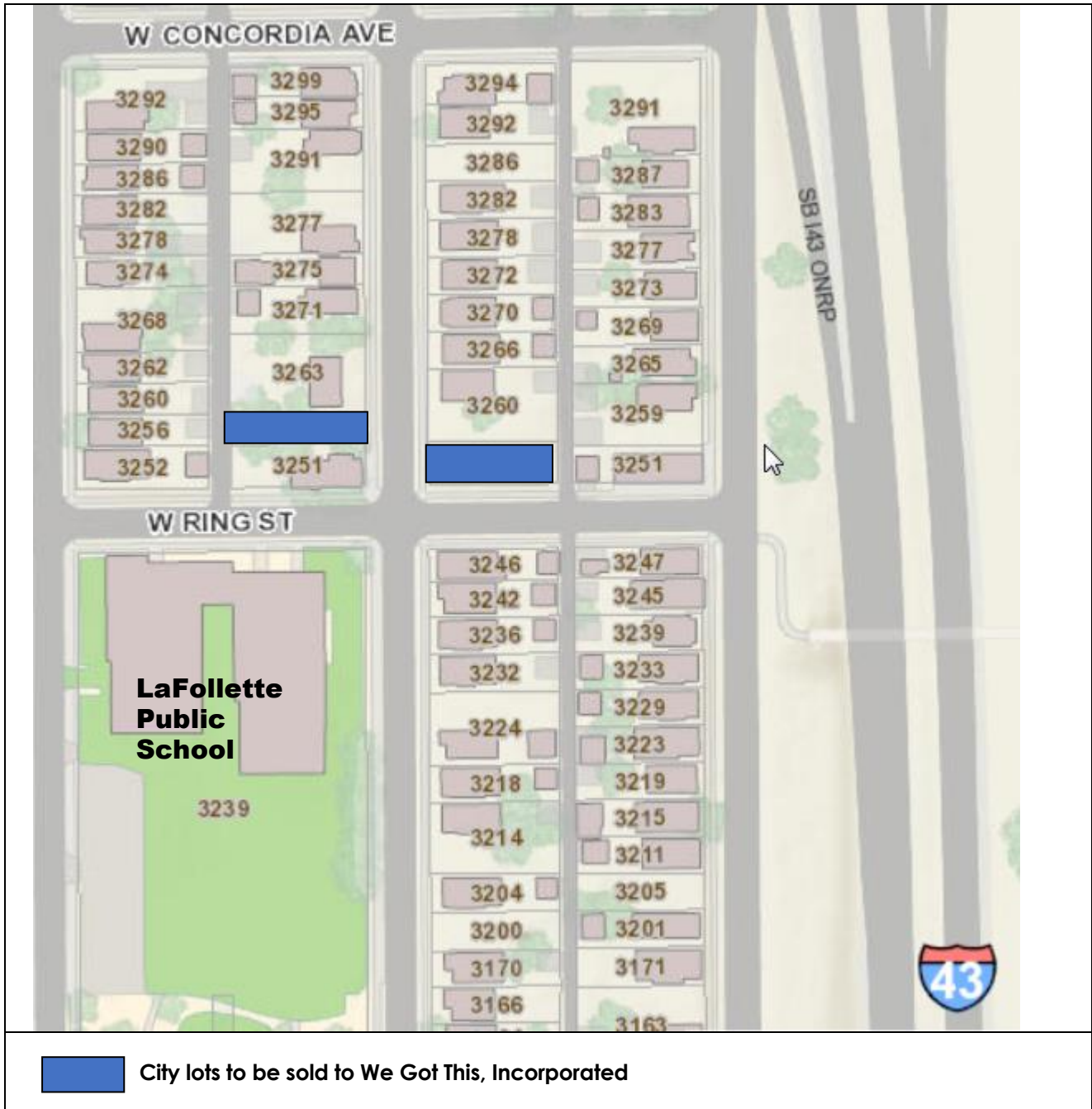
July 25, 2017

RESPONSIBLE STAFF

Yves LaPierre, Project Manager, Department of City Development

PROPERTIES

824 West Ring Street and 3257 North 9th Street: Two City-owned vacant lots acquired through tax foreclosure in 1989 and 2016, respectively. The lots total 8,700 square feet and are located in the Borchert Field neighborhood.



BUYER

We Got This, Incorporated, a community organizing endeavor created by Andre Lee Ellis. We Got This fosters neighborhood building and mentoring of young men through environmental clean-up and gardening programs. We Got This also hosts the annual 500 Black Tuxedos Event as part of its mentoring program.



We Got This Community Garden and Event

PROPOSED DEVELOPMENT

The City vacant lot at 824 West Ring Street has been gardened and programmed by We Got This since 2013. The vacant lot at 3257 North 9th Street is the site of a recent demolition and will be converted to an orchard. Lot sales will allow We Got This to continue expanding its gardening and mentoring programs.

OFFER TERMS AND CONDITIONS

The purchase price is \$1.00 per lot. Conveyance will be by quit claim deed on an "as is, where is" basis, with a deed restriction prohibiting tax-exempt property status and construction of primary structures. The sale proceeds shall be credited to the Delinquent Tax Fund.

DUE DILIGENCE CHECKLIST**ADDRESSES: 824 WEST RING STREET AND 3257 NORTH 9TH STREET**

Market value of the property.	824 West Ring Street and 3257 North 9th Street: Two City-owned vacant lots acquired through tax foreclosure in 1989 and 2016, respectively. The lots total 8,700 square feet. Vacant lots have been sold to community garden groups in the past for \$1.00 each.
Full description of the development project.	Development of an urban garden and orchard on foreclosed and blighted properties. Project will serve as a demonstration site for urban gardening and event space for community organizing.
Complete site, operations and scope of work for development.	Please see the Land Disposition Report for details.
Developer's project history.	Andre Lee Ellis has successfully programmed the vacant lot on Ring Street for over five years with a garden permit and has deep ties in the community to foster ongoing success.
Capital structure of the project, including sources, terms and rights for all project funding.	Project funding will be with donations, fundraising and events.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	Department of City Development staff determined that there is low risk in selling the properties to We Got This Incorporated, based on the experience of its founder and broad community support.
Tax consequences of the project for the City.	The deed of conveyance will contain a restriction prohibiting the Buyer, its assignee or its successors from applying to the City for tax-exempt property status. Thus, formerly vacant, tax-exempt properties will be returned to the property tax rolls.