

LRB – RESEARCH AND ANALYSIS SECTION ANALYSIS

**MARCH 8, 2006 AGENDA
PUBLIC WORKS COMMITTEE**

**ITEM 27, FILE 051487
Emma J. Stamps**

File No. 051487 is a resolution declaring the city-owned vacant lot at 534-40 W. Center Street surplus to municipal needs and authorizing sale to Mount Horeb Baptist Church for church construction, in the 6th Aldermanic District.

Background and Discussion

1. The Common Council declares city-owned properties surplus to municipal needs and authorizes sale as a special use pursuant to Section 304-49-2, Milwaukee Code of Ordinances. Section 304-49-17 allows the City to accept unsolicited Offers to Purchase when the City receives fair compensation, whether monetary or non-monetary.
2. Mount Horeb Baptist Church, outgrew its church building at 2710 N. 4th St. Faith Fellowship Missionary Baptist Church now owns the property and Mount Horeb plans to relocate.
3. Mount Horeb has extended a \$15,000 unsolicited offer to purchase the city-owned vacant lot at 534-40 W. Center St., a 20,400 sq. ft parcel, to build a \$750,000 230-seat church facility with parking. Construction would commence in April under a 21% EBE participation goal.
4. DCD recommends accepting Mount Horeb's \$15,000 offer and conditions of the land disposition report. Closing is subject to scheduling of the final closing date, which has not yet been determined.
5. File 051487 declares the city-owned vacant lot at 534-40 W. Center St. surplus to municipal needs and authorizes sale to Mount Horeb Baptist Church to build a new church.

Fiscal Impact

The fiscal impact is \$15,000, less sales expenses and the 25% RACM administration fee. The sale proceeds will be credited to the Reserve for Tax Deficit Fund.

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March 3, 2006