

**LAND DISPOSITION REPORT
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

DATE

February 4, 2025

RESPONSIBLE STAFF

Tess Wynn, Real Estate Sales Specialist
Department of City Development (414-286-5838)

BUYER INFORMATION

Milwaukee Christian Center ("MCC") is a non-profit organization that has been a cornerstone of positive change in Milwaukee for over a century, addressing community needs while empowering individuals to build brighter futures. MCC is looking to purchase three adjacent City of Milwaukee vacant lots in 2025, for construction of new single-family homes through their YouthBuild program.

PROPOSED USE

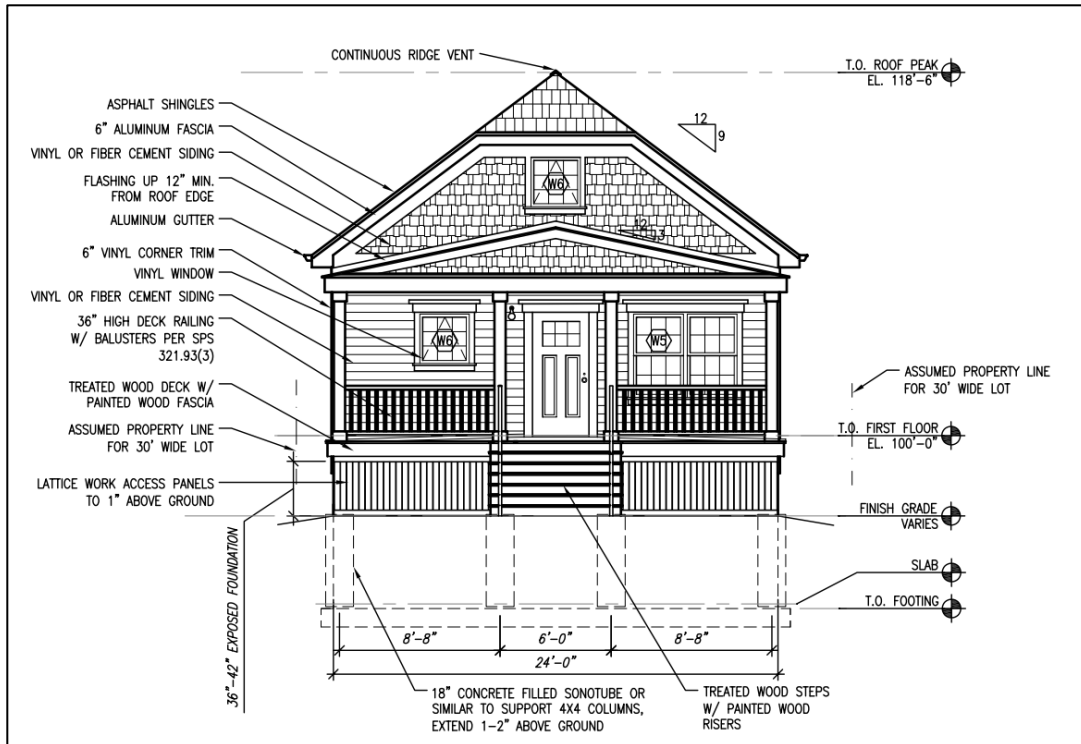
MCC's YouthBuild program, which dates back to 1975, equips young adults (ages 18-24) with hands-on training in skilled trades such as carpentry and construction. These young people, many of whom face significant barriers to education and employment, gain the credentials, and experience they need to succeed in the workforce through YouthBuild. Under expert guidance, vacant properties are transformed into safe, affordable housing for families, contributing to neighborhood stability. In partnership with the Dominican Center, MCC plans to sell the homes to owner occupant buyers once completed.

OFFER TERMS AND CONDITIONS

The three properties will be sold "as is" for \$1 per lot. Closings on the lots will occur by December 31, 2025. Closing is subject to Department of City Development ("DCD") approval of final house designs and site plans. The Purchase and Sale Agreement will include reversion of title provisions for non-performance. No earnest money or performance deposit will be required based on MCC YouthBuild's success with past YouthBuild projects.

PROPERTY DETAILS

MCC approached DCD about building on the lots at 3063 and 3067 N Dr. Lester Carter Drive, each of which are 30' wide. However, the City also owns the narrow 20' wide lot directly to the north at 3071 N Dr. Lester Carter Drive. So that a small remnant of land does not remain in City ownership, DCD has requested that MCC purchase all three lots, and that lot lines be redrawn prior to development of the site, to create 40' wide lots for each of the two new homes.



Above: Front elevation for MCC's home plans for the new builds

Below: Kitchen of finished 2024 YouthBuild home



DUE DILIGENCE CHECKLIST – MCC 2025 YOUTHBUILD LOTS

Market value of the property.	Vacant lots to be sold for \$1 per lot to create building sites for new home construction and owner-occupancy.
Full description of the development project.	Construction of two single-family homes in 2025. Each home will contain three bedrooms and one bath. Once completed, the homes will be sold to owner-occupants.
Complete site, operations and scope of work for development.	Please see the Land Disposition Report for details.
Developer's project history.	MCC's YouthBuild program has been successfully building new homes, and renovating existing homes, since 1975.
Capital structure of the project, including sources, terms and rights for all project funding.	MCC is providing all of their own funding, City of Milwaukee is not contributing any funds.
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 very low risk in selling the property to MCC, based on their track record developing previous projects in Milwaukee.
Tax consequences of the project for the City.	The deed of conveyance will contain a restriction prohibiting the Developer, its assignee or its successors from applying to the City for tax-exempt property status. Development of City and/or RACM-land with new homes will restore the properties to taxable status and will increase taxable value of the properties through building homes on vacant lots.