

LRB – RESEARCH AND ANALYSIS SECTION ANALYSIS

**JANUARY 30, 2007 AGENDA
ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE**

**ITEM 3, FILE 061242
Emma J. Stamps**

File No. 061242 is a resolution approving the Land Disposition Report for the Redevelopment Authority-owned properties in the vicinity of North 27th Street and West Lisbon Avenue and also at North 33rd Street and West Lisbon Avenue, for sale to Lisbon Avenue Commons, LLC, a joint venture between the Commonwealth Companies and the Dorsey Group, for mixed-use development, in the 15th Aldermanic District.

Background and Discussion

1. Lisbon Avenue Commons, LLC has offered to purchase RACM owned properties located at 2704-12, 2716, 2724-28 W. Lisbon Avenue and City owned properties located at 3300-02, 3304-12, and 3316 W. Lisbon Avenue and 1815 N. 33rd Street to build 6-3 bedroom townhouses, 16-2 bedroom and 3-3 bedroom apartments and commercial space, including surface parking.
2. Rents will range \$360 to \$695 per month.
3. RACM is declaring the City-owned properties as blighted and in need of renewal, and will accept these parcels from the City and then convey them to the Redeveloper.
4. Construction costs are estimated at \$4.6 million and construction would begin October 2007 and complete in Spring 2008.
5. File 061242 approves the Land Disposition Report authorizing RACM to accept Lisbon Avenue Commons, LLC's \$48,000 offer to purchase the aforementioned parcels to build a residential development and a mixed use development. The resolution may assume that the Common Council will adopt pending changes to the ordinance for sale of city owned real estates contained in File 060444, so it does not contain a resolved clause for the Common Council to declare the city owned parcels as surplus to municipal needs nor for the disposition of sale proceeds.
6. The developer pledges to meet a minimum 18% EBE participation goal but anticipates achieving 30%.
7. The financing includes WHEDA tax credits.

Fiscal Impact

Per the fiscal note, the fiscal impact is estimated at \$48,000 less sale expenses and a 25% RACM administrative charge. The proceeds would be distributed between the General Fund and CBGA.

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LRB – Research and Analysis Section
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