

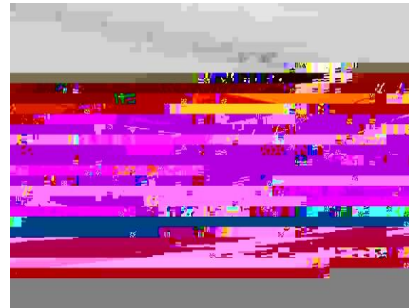
**PROPOSED BLIGHT DESIGNATION SUMMARY  
AND LAND DISPOSITION REPORT  
3709-11 WEST NORTH AVENUE**

**Date:** November 15, 2001

**Proposed Activity:** Declare the privately owned property at 3709-11 West North Avenue blighted for acquisition by the Redevelopment Authority. After acquisition, the property will be assembled with an adjoining City-owned vacant lot and conveyed to North Avenue Community Development Corporation for commercial redevelopment.

**Related Activities:** The building is located in the North Avenue Commercial Gateway, the commercial corridor that generally runs from 32<sup>nd</sup> to 39<sup>th</sup> Street. The property is situated near the new Todd Wehr Metcalfe Park Community Center – the Metplex – and the Jewel Osco at 35<sup>th</sup> & Meinecke that recently opened. The Authority is also acquiring several other privately owned buildings in the area and is working with private developers for redevelopment.

**Related Activities:** The building is located from 32<sup>nd</sup> to 39<sup>th</sup> Street Metplex – and the Jewel Osco. The Authority is also acquiring several other privately owned buildings in the area and is working with private developers for redevelopment.



**Proposed Acquisition:**

**3709-11 West North Avenue**

**Description:** A 4,800 SF building with a first-floor commercial space and second-floor apartments and/or general office space. The building is in very poor condition and is fully vacant.

**Assessment:** \$ 1,800 Land  
8,200 Improvements  
\$ 10,000 Total

**Owner:** Isaac Phillips and Shirley Phillips and/or Willie Harris, Otis Young, James Young and Walter Young; title is unclear and may involve possible foreclosure on a land contract. Title problems and liens prevented the North Avenue Community Development Corporation from acquiring the property directly.

**Tax Status:** One year delinquent in payment of Real Estate Taxes

**Code Status:** Numerous outstanding code violations; Department of Neighborhood Services has also received a number of complaints about the property.

**Conditions:** The Redeveloper provided the Authority with a Phase I environmental assessment prepared by Miller Engineers & Scientists. Some limited Phase II testing may be conducted due to the property's past use as a dentist's office.

**Redeveloper:** North Avenue Community Development Corporation is a non-profit corporation created to promote development and provide technical assistance to businesses in the North Avenue commercial corridor. Damon Dorsey is the President and CEO. NACDC has been active in acquiring several other blighting properties and is currently rehabilitating commercial and/or mixed-use buildings at 3809, 3821 and 3829 West North Avenue at a cost of \$203,000 to \$340,000 each. Tenants have

already been secured for most of the new commercial spaces and include a formal wear boutique and salon, a pizza restaurant, pet shop and seamstress.

**Other Properties:** NACDC has also obtained an option to purchase the adjoining, privately owned vacant lot at 3709 West North Avenue. The City owns the corner vacant lot, 3701 West North Avenue. This action will also declare this lot surplus to municipal needs and allow conveyance to the Redeveloper upon acquisition of the adjoining lot and building.

**Proposed Use:** The Redeveloper hopes the building is salvageable and plans to rehabilitate it for retail and office use. The rehabilitation costs are estimated at \$310,000. After renovation, NACDC plans to occupy the second floor with its offices as well as lease the remaining office area. The ground floor will be leased for retail use and NACDC is hoping to attract a café or coffee shop. If rehabilitation is not feasible, **the building will be demolished and a new building will be constructed.**

**Option Terms:** After acquisition, the Authority will enter into an Option to Purchase with the Redeveloper. The purchase price will be appraised value of the property and may include other acquisition expenses. The Executive Director-Secretary, though, may authorize a credit toward purchase price in consideration of the project's financial feasibility. A \$250 Option Fee and a \$1,000 Performance Deposit will be required. The Redeveloper will be given six-months to prepare satisfactory rehabilitation plans and obtain financing for the project. The initial option may be extended by the Executive Director-Secretary upon submission of a written progress report on the project and a \$250 renewal fee. If the Redeveloper closes prior to the expiration of the base option period, the option fee shall be credited toward the purchase price.

**Past Actions:** On November 15, 2001, the Redevelopment Authority held a Public Hearing on the blight designation and on the disposition of the property pursuant to Wisconsin Statutes.

**Future Actions:** Upon approval by the Common Council, the Redevelopment Authority will proceed to acquire the properties pursuant to Section 32.05, Wisconsin Statutes.

Respectfully submitted,

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE**



Gregory J. Shelko  
Assistant Executive Director-Secretary