

**PROPOSED BLIGHT DESIGNATION SUMMARY**  
**534 WEST NORTH AVENUE**  
**622 AND 626 WEST NORTH AVENUE**

**Date:** May 16, 2002

**Proposed Activity:** Declare three privately owned properties blighted for acquisition and authorizing acceptance of Offers to Sell from the owners. After acquisition, the structures will be demolished. The properties will be marketed for redevelopment as part of the African American Cultural and Entertainment District.

**Related Activities:** Both properties are in the boundary of the proposed African American Cultural and Entertainment District. A redevelopment plan for the district is currently being prepared. The properties are near the King Drive Business Improvement District. The Authority also owns several properties in the area, including a development site at 522 West North Avenue that will be marketed for redevelopment.

**Properties:**



**534 West North Avenue**

**Property:** A 1,473 SF single-family wood frame house built in 1870 on a 1,875 SF lot. The building is in poor condition and has been vacant for over 10 years.

**Assessment:** \$ 1,700 Land  
\$ 14,800 Improvements  
\$ 16,500 Total

**Owner:** Annette Polly Williams

**Code Status:** No violations reported by Department of Neighborhood Services

**Tax Status:** Current in payment according to City Treasurer's Office.

**Offer Terms:** \$16,500.00 purchase price, based on assessed value.

Owner waives her rights to:

- An appraisal by the Redevelopment Authority.
- An appraisal by an appraiser of her choosing at the Redevelopment Authority's expense.
- Right to challenge the compensation.

**Conveyance:** By Warranty Deed free and clear of all liens and encumbrances.



**622 West North Avenue and 626 West North Avenue**

Property: A tax-exempt single-story church on a 2,021 SF lot with 2,599 SF adjoining lot.

Assessment:	Church: Exempt	Lot	\$ 2,600	Land
			\$ 0	Improvements
			\$ 2,600	Total

Owner: Calvary Temple Missionary Baptist Church

Code Status: Two fire prevention violations for restoring fire exit sign and service of fire extinguishers.

Tax Status: Current in payment according to City Treasurer's Office.

Offer Terms: \$80,000.00 purchase price in consideration for the real estate and any relocation benefits to which the church may be entitled. The purchase price is comparable to the assessed values of other commercial properties on the block and estimated relocation costs.

Owner waives its right to:

- An appraisal by the Redevelopment Authority.
- An appraisal by an appraiser of its choosing at the Redevelopment Authority's expense.
- Challenge the amount of compensation.
- All relocation assistance.

Conveyance: By Warranty Deed free and clear of all liens and encumbrances. Prior to closing, the church will remove all its furniture, fixtures and equipment from the building at its sole expense.

**Conditions:**

The Offers to Sell are contingent on a satisfactory Phase I environmental assessment, which is currently being prepared by the City. Preliminary investigation of historical uses raised minimal concerns that can be easily managed.

**Future Actions:**

Upon approval by the Common Council, the Redevelopment Authority will proceed to accept the Offers to Sell of the properties and direct the City Attorney to close the transactions according to the terms of the offer.

Respectfully submitted,

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE**

Gregory J. Shelko  
Assistant Executive Director-Secretary