

**BLIGHT DESIGNATION SUMMARY & LAND DISPOSITION REPORT
12TH & WASHINGTON/MCC YOUTHBUILD PROJECT**

DATE

July 14, 2009

RESPONSIBLE STAFF

Matthew Haessly, Real Estate Section (286-5736)

PROPOSED ACTIVITY

Declare a City-owned brownfield blighted for acquisition and remediation. After clean up, the property will be conveyed for development.



Property to be acquired and remediated



2006 MCC Youthbuild Home Site

1200 West Washington Street

A 7,000 SF vacant lot with 50 feet on West Washington Street and a depth of 140 feet. The property was acquired by the City in 2005 through property tax-foreclosure. The property has soil impacted with poly-nuclear aromatic hydrocarbons associated with the site's former uses as an auto repair, sheet metal fabrication and printing shop. Remediation will be funded with grant funds from the DNR's 2009 Recovery Act Ready for Reuse Program.

BLIGHT FINDING

The property can be considered blighted pursuant to Wisconsin Statutes for the following reasons:

- The environmental condition could negatively impact on the health of the community.
- The vacant status impairs or arrests the sound growth and development of the community.

REDEVELOPER

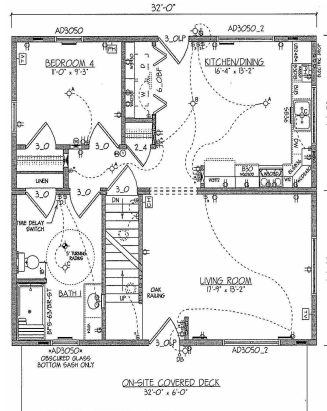
MCC Youthbuild, LLC is a company created by the Milwaukee Christian Center to provide housing and workforce development. The program offers comprehensive training and employment services for young adults primarily with low-income or at-risk backgrounds. MCC has completed five homes on the near south side and has two homes under construction.

PROPOSED REDEVELOPMENT

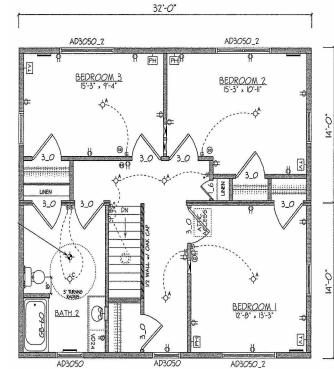
Construction of a 1,700 SF single-family home that will have four bedrooms and two baths. The construction will involve training at-risk youth in home building skills. Total project cost is estimated to be approximately \$215,000 and MCC has committed to a strong EBE participation. After completion, the home will be sold to an owner-occupant.



Preliminary Elevation



First Floor Plan



Second Floor Plan

OFFER TERMS

The lot will be sold for \$500.00. Closing will occur within three months of completion of remediation, weather permitting, and is contingent upon approval of final plans and financing. The Executive Director may grant one three-month extension based on demonstrated progress to obtain plans and financing. Conveyance will be by quit claim deed on an "as is, where is" basis. The net sale proceeds, less a 30% expense reimbursement to the Redevelopment Authority, will be deposited in the Reserve For Tax Deficit Fund. Construction must be completed within 12 months following commencement.

FUTURE ACTIONS

Upon approval by the Redevelopment Authority and the Common Council, the property will be conveyed to the Authority for remediation. The Commissioner of DCD or designee is authorized to execute the appropriate quit claim deed to transfer the property to the Authority and subsequently execute all necessary documents to convey the property to MCC Youthbuild, LLC.