

**LAND DISPOSITION REPORT  
TO THE  
REDEVELOPMENT AUTHORITY  
AND THE  
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

**DATE**

October 21, 2004

**REDEVELOPMENT PROJECT AREA**

Midtown Conservation. This redevelopment area was created in 1979 to promote revitalization of the near west area. The land use restrictions expired in 1992, but the Authority still owns properties in the project area.

**REDEVELOPER**

Neighborhood Improvement Development Corporation, Inc, a development corporation of the Department of City Development that facilitates housing production. NIDC coordinates home construction through the Community Homes and Lindsay Heights initiatives.

**PARCEL DESCRIPTION & PROPOSED REUSE**

1127, 1129 & 1133-39 North 20th Street: Three adjoining vacant lots containing 11,838 square feet that will be assembled to create two building sites. NIDC will build two houses on a speculative basis using HOME funds. Each house will contain three-bedroom and will have detached, two-car garages. While actual construction costs will be about \$155,000, the use of HOME funds allows the homes will be marketed to low to moderate-income owner occupants at expected prices of \$130,000 to \$140,000.

**OPTION TERMS AND CONDITIONS**

The price is \$1.00 per lot and the properties will be conveyed by quit claim deed. Construction is expected to start this fall and the homes should be available for sale in Spring 2005.

**PAST ACTIONS**

The Redevelopment Authority held a public hearing on October 21, 2004, after which it conditionally accepted the Option to Purchase of the named Redeveloper.

**FUTURE ACTIONS**

Upon approval of this Report by the Common Council, the Redevelopment Authority will close in accordance with the terms and conditions expressed in this report.

Respectfully submitted,

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE**

Joel T. Brennan  
Assistant Executive Director-Secretary