

**LAND DISPOSITION REPORT
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

**COMMON COUNCIL
REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE
ZONING AND NEIGHBORHOOD DEVELOPMENT**

**DECEMBER 13, 2022
DECEMBER 15, 2022
JANUARY 10, 2023**

RESPONSIBLE STAFF

Yves LaPierre, Real Estate, Department of City Development (286-5762)

BUYER

Milwaukee Habitat for Humanity ("Habitat") is partnering with Community Development Alliance ("CDA") on a housing initiative for the 15th and 8th Aldermanic Districts. CDA is a coalition of non-profits and builders looking to address affordability and home-ownership in the Milwaukee housing market. The CDA housing initiative includes but is not limited to the following owning entities and their assigns; Milwaukee Habitat for Humanity, Inc., Sustainable Development LLC and Emem Group, LLC. Owning entities and assigns may be added as needed as the CDA housing initiative evolves.

PROPOSED USE

Residential construction beginning in 2023. Habitat/CDA will submit plans to the Department of City Development ("DCD") for review and approval. Plans to include financing strategy, proposed ownership structure, homebuyer marketing strategy along with related documentation required to insure a successful housing initiative.

OFFER TERMS AND CONDITIONS

The properties will be sold "as is" for \$1 per lot. Closing will occur within one year of Common Council of the City of Milwaukee ("Common Council") approval, but in advance of construction to allow Habitat to obtain needed certified survey maps to create building sites. Closing is subject to DCD approval of final house designs and site plans. The Purchase and Sale Agreement will include reversion of title provisions for non-performance. No earnest money or performance deposit will be required based on Habitat's past performance.

PROPERTIES

90 vacant lots for building sites in the 15th Aldermanic District and two in the 8th District. If any lots are determined to be infeasible for construction, as Habitat/CDA prepares building plans or certified survey maps or additional lots become City-owned, the Commissioner of DCD may substitute a similar lot in the target area upon approval from the local Common Council Member.

City of Milwaukee Vacant Lots

1	2513 West Brown Street
2	1728 North 19th Street
3	1740-42 North 19th Street
4	1744 North 19th Street
5	1902 North 19th Street
6	1826 West Vine Street
7	1903 West Vine Street

8	1907-09 West Vine Street
9	2119 North 25th Street
10	2123 North 25th Street
11	2219 North 25th Street
12	2527-29 West Garfield Avenue
13	2531-33 West Garfield Avenue
14	2532 West Garfield Avenue
15	2615 West Garfield Avenue
16	2625 West Garfield Avenue
17	2635 West Garfield Avenue
18	2218-20 North 25th Street
19	2417 West Garfield Avenue
20	2450-52 West Garfield Avenue
21	2450 West Lloyd Street
22	1959-61 North 25th Street
23	1929 North 26th Street
24	1931-33 North 26th Street
25	1950-52 North 26th Street
26	1960 North 26th Street
27	2401 West Brown Street
28	2474-76 West Brown Street
29	2477 West Brown Street
30	2479-81 West Brown Street
31	2482-84 West Brown Street
32	2619-21 West Vine Street
33	1611 North 18th Street
34	1720-22 North 19th Street
35	1611 North 19th Street
36	1337 West Galena Street
37	1548 North 14th Street
38	2405 West Garfield Avenue
39	2415 West Garfield Avenue
40	2615 West Vine Street
41	1612-14 North 19th Street
42	1330-32 West Cherry Street
43	2126 North 24th Place
44	1426-28 North 22nd Street
45	1512 North 14th Street
46	1616-18 North 15th Street
47	1629 North 17th Street
48	1633 North 17th Street
49	1845 North 25th Street
50	1937 North 24th Place

51	1430 North 23rd Street
52	1625 North 17th Street
53	1629 North 26th Street
54	1320-22 West Kneeland Street
55	1325 West Cherry Street
56	1327 West Cherry Street
57	1327-A West Galena Street
58	1333 West Galena Street
59	1437 North 13th Street
60	1441 North 13th Street
61	1304 West Kneeland Street
62	1310 West Kneeland Street
63	1312 West Kneeland Street
64	1316 West Kneeland Street
65	1323-25 West Galena Street
66	1423-25 North 13th Street
67	1426 North 21st Street
68	1723 North 16th Street
69	2232-34 West Vine Street
70	2478 West Vine Street
71	1909 West Monroe Street
72	1913 West Monroe Street
73	2456-64 West Vliet Street
74	2466 West Galena Street
75	1217 South 35th Street
76	2830 West Burnham Street

Redevelopment Authority Lots

1	1607 North 18th Street
2	1808R West Galena Street
3	1812R West Galena Street
4	1830 West Galena Street
5	1834 West Galena Street
6	1615 North 18th Street
7	1419-21 North 25th Street
8	1430 North 22nd Street
9	1430 West Brown Street
10	1436 West Brown Street
11	1817 North 17th Street
12	1821-23 North 17th Street

13	2010 North 15th Street
14	2450 West Vliet Street

DUE DILIGENCE CHECKLIST – HABITAT – COMMUNITY DEVELOPMENT ALLIANCE

Market value of the property.	Vacant lots to be sold for \$1 per lot to create building sites for new home construction and owner-occupancy.
Full description of the development project.	Residential construction beginning in 2023.
Complete site, operations and scope of work for development.	Please see the Land Disposition Report for details.
Developer's project history.	Milwaukee Habitat for Humanity has built over 500 homes since 1984 and successfully supported new homeowners and strengthened neighborhoods.
Capital structure of the project, including sources, terms and rights for all project funding.	Housing initiative to be funded with Federal ARPA funds and WHEDA tax credits and New Market Tax Credits among other sources.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	DCD staff determined that there is very low risk in selling the property to Habitat, based on the Developer's track record developing previous projects in Milwaukee.
Tax consequences of the project for the City.	The deed of conveyance will contain a restriction prohibiting the Developer, its assignee or its successors from applying to the City for tax-exempt property status. Development of City land with new homes will greatly increase taxable value of property.