

LAND DISPOSITION REPORT

COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

June 24, 2014

RESPONSIBLE STAFF

Dwayne Edwards, Program Manager, DCD

PARCEL ADDRESS AND DESCRIPTION

3221-23 West Lisbon Avenue ("Property"): A 3,348 SF building on a 3,450 SF parcel acquired by the City in 2009 through tax-foreclosure.



City Parcel

BUYERS

Raphael and Chinda Sivongsa, a husband and wife team, will purchase, rehabilitate and operate, on the first floor, a neighborhood grocery store at 3221-23 West Lisbon Avenue. Also, the Buyers plan to occupy or rent the second floor apartment upon completion.

Raphael and Chinda Sivongsa own and operate "Thai Lotus," a successful Asian restaurant at 3800 West National Avenue in the Silver City business area. The restaurant has been in operation since 2009. Through their charitable activities and contributions, the owners have been involved in neighborhood initiatives with Layton Boulevard West Neighbors and social efforts along National Avenue through food donations, school promotions and other support initiatives. Also, Raphael and Chinda Sivongsa plan to lend their support and involvement along Lisbon Avenue's commercial corridor. In addition, Raphael Sivongsa had an integral role in renovating Amaranth Bakery & Café on 33rd and Lisbon Avenue.

PROJECT DESCRIPTION

The Buyers propose to renovate the building and restore it into a neighborhood grocery store specializing in, but not limited to, household goods and basic staples for residents to purchase. Raphael and Chinda Sivongsa will provide essentials such as bread, milk, eggs, vegetables, fruit and household supplies, etc., to the family segment that either has to walk to a nearby gas station or leave the area for its shopping needs. The property will include modern improvements

to both the first floor commercial space and the second floor apartment. The Buyers estimated rehabilitation costs will exceed \$43,000, and they plan to do a significant portion of "sweat equity" through relationships with local tradespeople, putting the property back on the City's tax rolls within six months.

PURCHASE TERMS AND CONDITIONS

The purchase price will be \$1.00, which factors in the building's overall condition. Raphael and Chinda Sivongsa will use a matching grant from the Neighborhood Improvement Development Corporation's Rental Rehabilitation Program to assist with improvements to the apartment. ACTS Housing ("ACTS") is providing both technical assistance and financial assistance towards the project. ACTS approved a \$10,500 loan towards the project, which requires the Buyers to provide a minimum of \$10,500 of their own funds towards the project. The conveyance will be on an "as is, where is" basis. The deed of conveyance will contain a restriction prohibiting the Buyers or their successors from applying to the City for tax-exempt property status.