

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

DATE

July 18, 2002

PROJECT

Blight Elimination; a spot acquisition in 1989 to eliminate a blighting tool and die shop in a residential area.

REDEVELOPER

Joyce A. Zupet, owner of 1129 South 12th Street.

PARCEL DESCRIPTION & INTENDED USE

1123 South 12th Street: An buildable lot, approximately 45.5 feet by 50 feet, containing 2,275 square feet. The parcel will be used as open space.

OFFER TERMS AND CONDITIONS

The purchase price is \$1.00. The sale shall close within three months of approval by the Common Council. The deed of conveyance will contain a restriction that joins the lot with the adjoining property and requires that no major structures be built on the lot. The Common Council may only remove this deed restriction. The sale also will be further conditioned as required in the Redevelopment Authority resolution adopted on July 18, 2002, and in the Offers to Purchase.

The Redeveloper acknowledges that the property at 1123 South 12th Street had historical land uses that raised environmental concerns and may have contaminated the soil and/or groundwater. The Redeveloper has expressed a desire not to conduct any environmental investigations and to indemnify the Redevelopment Authority and the City of Milwaukee from any liability associated with the potential environmental conditions. The Redeveloper will execute a waiver for the Phase II environmental testing and indemnification for the Redevelopment Authority and City of Milwaukee at closing.

PAST ACTIONS

The Redevelopment Authority held a public hearing on July 18, 2002, after which it conditionally accepted the offer of the named Redeveloper.

FUTURE ACTIONS

Upon approval of this Report by your Honorable Body, and receipt of requisite approvals by regulatory bodies, the Redevelopment Authority will close the sale in accordance with the terms and conditions expressed herein.

Respectfully submitted,

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**



Gregory J. Shelko
Assistant Executive Director-Secretary