

..Number

150772

..Version

PROPOSED SUBSTITUTE

..Reference

150164

..Sponsor

ALD. WITKOWSKI

..Title

Substitute resolution amending Common Council Resolution File Number 150164 relating to fast-tracking of property tax collections for vacant or abandoned buildings.

..Analysis

This resolution amends the policy established by Common Council Resolution File Number 150164 for fast-tracking property tax collections for vacant or abandoned residential properties that are registered in the City's vacant building registry or in the residential properties pending foreclosure registry.

The amended language:

1. Adds Code violations and neighborhood stabilization to the criteria for fast-tracking a property.
2. Authorizes the Commissioners of Neighborhood Services and City Development, as well as Common Council members, to file "fast tracking" reports to the City attorney.
3. Establishes a policy goal that fast tracking not cause an increase to the City's inventory at any one time to more than 250 properties.

..Body

Whereas, Section 75.521(3)(a)2, Wis. Stats., allows the City of Milwaukee to commence *in rem* property tax foreclosure against a delinquent parcel when one year has elapsed from the date of the tax certificate for the parcel; and

Whereas, On June 2, 2015, the Common Council adopted File Number 150164, a resolution establishing a policy for fast-tracking property tax collections for vacant or abandoned residential properties that are registered in the City's vacant building registry or in the residential properties pending foreclosure registry; and

Whereas, File Number 150164 resolved that parcels improved with single-family or multi-family dwellings where the structures or, as applicable, the units are vacant or abandoned, and where the parcels are registered in the City's "vacant building registry" under s. 200-51.7 of the Milwaukee Code of Ordinances (MCO), or under the City's "residential properties pending foreclosure registry" under s. 200-22.5 of the MCO, are eligible for fast-tracking of foreclosure proceedings without the need to submit a "Community Improvement *In Rem* Protocol" form; and

Whereas, It is desirable to amend File Number 150164 in order to manage the City's financial exposure to the costs associated with maintaining an increased inventory of properties acquired through accelerated *in rem* foreclosure; and

Whereas, The 2016 proposed executive budget includes an amended approach to the accelerated *in rem* foreclosure process established by File Number 150164; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, Common Council Resolution File Number 150164, adopted on June 2, 2015, is amended as follows:

A. The second "Further Resolved" clause shall be replaced by the following:

Further Resolved, That the Commissioners of City Development and Neighborhood Services or designees, or any Common Council member, may report in writing to the City Attorney's Office a residential parcel that meets the following criteria:

1. It is registered in the "vacant building" registry under s. 200-51.7 of the Code or in the "residential properties pending foreclosure" registry under s. 200-22.5 of the Code.
2. It is tax-delinquent and eligible for property tax foreclosure.
3. For those properties not reported by a Common Council member, it has been found with code violations that impose a risk of blight, or has been found unfit for human habitation, as determined by the Commissioner of Neighborhood Services, or the acquisition of which is required to maintain and reinforce neighborhood stability, as determined by the Commissioner of City Development.

B. The following "Further Resolved" clause shall be inserted between the sixth and seventh "Further Resolved" clauses:

Further resolved, That the Commissioners of City Development and Neighborhood Services shall inform Common Council members prior to filing reports of properties that are located within their aldermanic districts; and be it

C. The following "Further Resolved" clause shall be inserted before the last "Further Resolved" clause:

Further Resolved, That the process of fast tracking shall maintain a balance between increases to the City's inventory of foreclosed properties and disposition of those properties. The goal shall be to limit the net increase to the City's inventory of properties that results from fast tracking to not more than 250 properties at a given time; and be it

..Drafter
Aaron Cadle
October 20, 2015