

LAND DISPOSITION REPORT COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

June 7, 2016

RESPONSIBLE STAFF

Dwayne Edwards, Program Manager, DCD

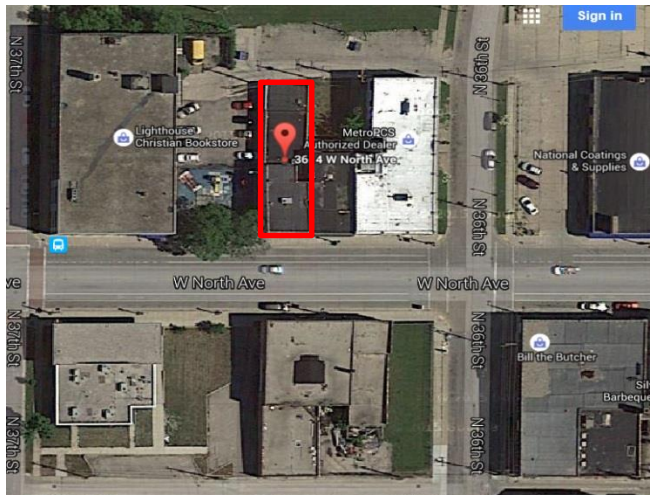
PARCEL ADDRESS AND DESCRIPTION

3614 West North Avenue (the "Property"): A 3,697 SF two-story, vacant church building, with a lot area of approximately 3,600 SF. The City of Milwaukee ("City") acquired the Property on June 2, 2014 through property tax foreclosure. The Property is located within the Metcalfe Park neighborhood.



 City-owned property for sale

 Other City commercial properties



SATELLITE
VIEW OF PROPERTY

BUYER

New Living Church, Inc. (the "Buyer") is owned and operated by Bishop Juan M. Kennedy. Bishop Kennedy has operated his church since 2000. Although the church has no permanent home, it currently has 30 parishioners, and it is renting space at New Hope Victory Temple Church located at 1234 North 12th Lane.

PROJECT DESCRIPTION

Bishop Kennedy has been seeking a permanent location for his church since early 2015. He contacted several Common Council Members and Department of City Development staff seeking available commercial space that might be suitable for his church. After many months of research, Bishop Kennedy identified the City-owned property at 3614 West North Avenue. The Property was previously occupied as a church before the City acquired it through property tax foreclosure.

The Buyer plans to purchase, renovate and operate the Property for its church and church-related services. The Buyer plans to offer a wide-variety of services that will assist the homeless, domestically abused, provide outreach services and create a resource office.

Building renovations will include complete interior improvements to both the first floor commercial space and the second floor apartment, with updated mechanicals, new flooring, roof repair, new signage, interior painting, furniture for the church and restoration of church pews, among other improvements.

The Buyer's estimated renovation costs are \$60,000 and the majority of the work will be completed through "sweat equity" and volunteer hours by friends and donors of the church. The Buyer may need certain City approvals in addition to the approval of the Land Disposition Report. Closing is contingent upon the Buyer obtaining all necessary approvals, financing and DCD approval of the final building exterior elevation.

PURCHASE TERMS AND CONDITIONS

The purchase price is \$5,000. The Buyer will not seek City funding assistance for the project and also agrees to pay property taxes annually.

The conveyance of the Property will be on an "as is, where is" basis. The deed of conveyance will contain a restriction prohibiting the Buyer from applying to the City for tax-exemption. At closing, the sale proceeds, less sale expenses and a 30 percent disposition fee to the Redevelopment Authority of the City of Milwaukee, shall be credited to the Delinquent Tax Fund.