

LAND DISPOSITION REPORT

COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

September 13, 2016

RESPONSIBLE STAFF

Dwayne Edwards, Program Manager, DCD

PARCEL ADDRESS AND DESCRIPTION

3721 West Villard Avenue (the "Property"): A 4,507 SF two-story house, combined with a single-story commercial space, which sits on a 6,666 SF lot. The building was built in 1900 and was acquired by the City of Milwaukee ("City") on October 8, 2012 through property tax foreclosure.



CITY COMMERCIAL PROPERTY FRONT VIEW

CITY PROPERTY



CITY PROPERTY AFTER RENOVATIONS

BUYER

Ms. Nouane Xayyaphiou ("Buyer") has more than 30 years of experience in the food industry, which includes catering, food preparation, food sales and other food-related services. The Buyer hopes the business will add value to this stretch of the Villard Avenue commercial corridor. The residential units will be renovated as the primary residence for the Buyer and her family.

PROJECT DESCRIPTION

Ms. Xayyaphiou proposes to operate a commercial kitchen and catering business. The Buyer's scope of work includes electrical and plumbing upgrades, new mechanicals, new flooring, painting, window replacement and ceiling work. Exterior repairs include new brick work on the commercial storefront, roof repair, exterior wall repair and siding, tuck-pointing, security cameras and doors, signage and a new driveway among other improvements. The Buyer's estimated renovation costs are approximately \$60,000.

A significant portion of the work will be completed with the help of family and friends who bring a wealth of construction trade experience to the project. Certain City approvals may be required in addition to the approval of the Land Disposition Report. Closing is contingent upon the Buyer obtaining all necessary approvals, financing and DCD's approval of the final building elevations.

PURCHASE TERMS AND CONDITIONS

The purchase price is \$7,500. The Buyer may seek City funding assistance for the project through the City of Milwaukee's facade grant program and the City's "White Box" program.

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-exempt property status. At closing, subtracted from the sale proceeds will be sale and marketing expenses and a 30 percent disposition fee to the Redevelopment Authority of the City of Milwaukee; the remaining proceeds shall be deposited in the Delinquent Tax Fund.