

LAND DISPOSITION REPORT

COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

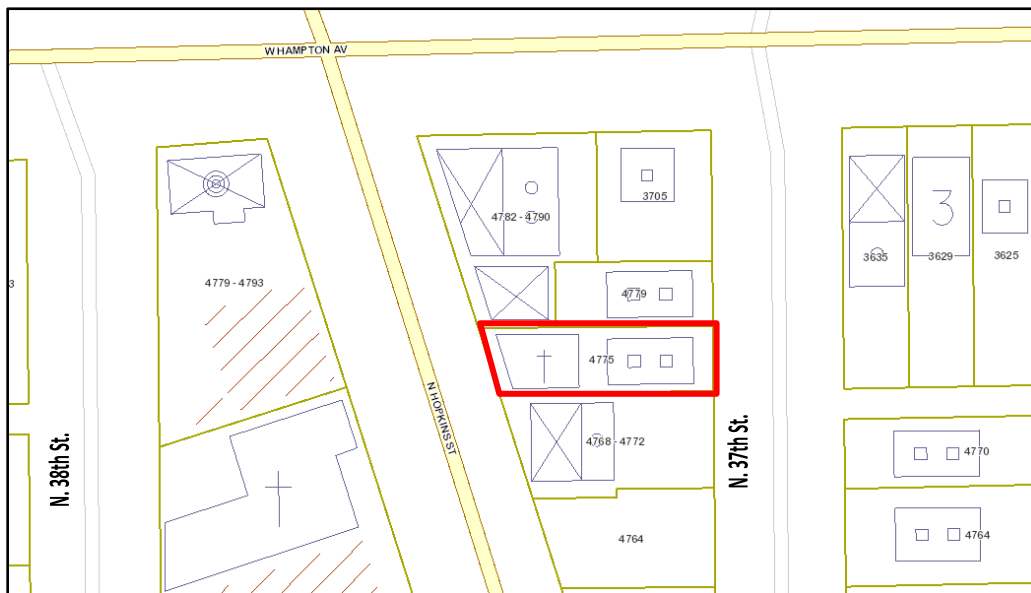
January 31, 2017

RESPONSIBLE STAFF

Dwayne Edwards, Program Manager, DCD

PARCEL ADDRESS AND DESCRIPTION

4775 North 37th Street (the "Property"): The Property is occupied by two adjoining buildings, including a duplex-style house that fronts onto North 37th Street and an one-story commercial building that fronts onto North Hopkins Street that was most recently occupied by a church. The buildings are situated on a parcel having a lot area of approximately 3,060 SF. The City of Milwaukee acquired the Property on July 14, 2014 through property tax foreclosure.



 City-owned



City-owned commercial structure-North Hopkins



City-owned residential structure-North 37th

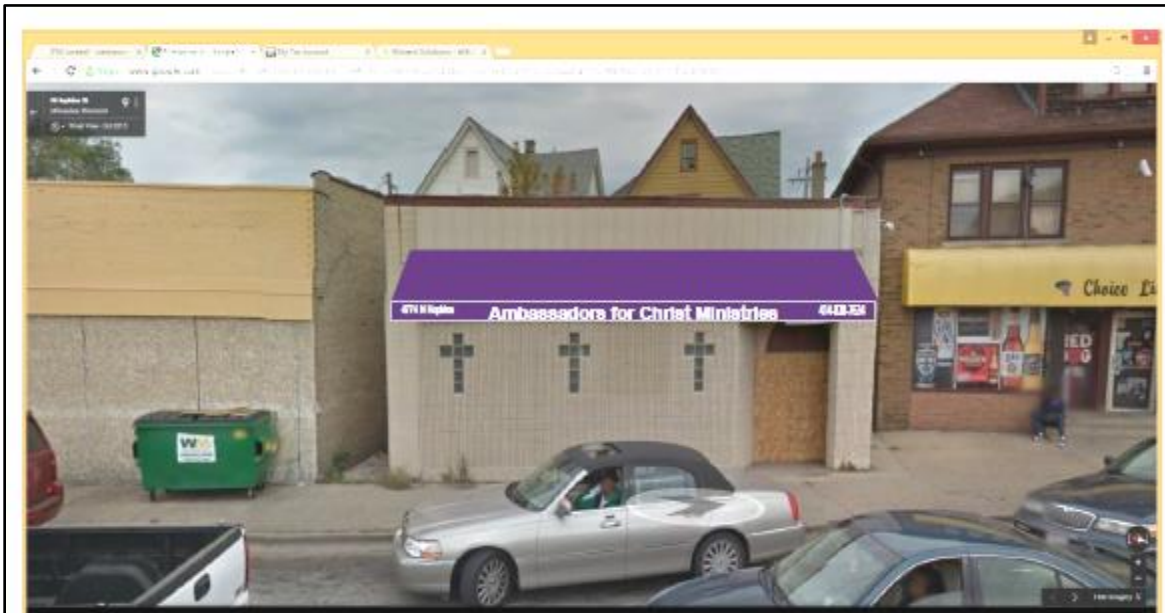
BUYER

Ambassadors for Christ Ministries, Inc. ("Buyer") was founded and managed by Pastor Morris U. Smith. The Buyer has operated its church since 2013 and is leasing space at New Paradise United Church, located at 2353 West Fond du Lac Avenue. The Buyer currently has 30 parishioners with hopes to expand with the new location. The goals and mission of the church includes, but is not limited to, ministering daily, helping those in need and providing assistance to those individuals who have been battling disease and societal struggles.

The Buyer will purchase, renovate and operate a neighborhood church and renovate the residential property for supplemental income to support church activities.

PROJECT DESCRIPTION

Pastor Smith has been seeking a permanent location for the church since 2013. He contacted Department of City Development ("DCD") staff seeking available commercial space suitable for a religious use. The City's property was previously used as a church prior to being acquired through property tax foreclosure. Property renovations to the commercial space will include electrical and plumbing upgrades, repair or replacement of the building's roof and skylights, new signage, exterior power washing and additional lighting for security among other improvements.



For the adjacent residential duplex, the Buyer plans to add new doors, new flooring, interior painting, cabinets, windows, electrical service, plumbing and outdoor amenities such as porches, landscaping and security alarm systems. The Buyer estimates rehabilitation costs to be \$62,500 and plans to do a significant portion of the "sweat equity" and volunteer hours by friends and donors of the church.

PURCHASE TERMS AND CONDITIONS

The purchase price is \$6,000, which factors in the condition of both structures. The Buyer is not seeking City of Milwaukee financing. The conveyance of the Property will be on an "as is, where is" basis. The Buyer may need certain City approvals in addition to the approval of the Land Disposition Report. Closing is contingent upon the Buyer obtaining necessary approvals, financing and DCD approval of the final building exterior elevation. The deed of conveyance will contain a restriction prohibiting the Buyer, or its successors, from applying to the City of Milwaukee for tax-exempt property status. The sale proceeds, less sale and marketing expenses and a 30 percent disposition fee to the Redevelopment Authority of the City of Milwaukee, shall be credited to the Delinquent Tax Fund.