



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

February 19, 2020

City of Milwaukee Zoning, Neighborhoods and Development Committee
City of Milwaukee Common Council
City Hall, Room 205

Dear Chairman Rainey and Committee Members:

In September 2019, City Departments presented file 190765, a report titled "Vacant Property Security Plan," to the Zoning, Neighborhoods and Development Committee. The report's recommendations were developed by a collaboration of the Department of City Development (DCD), the Department of Neighborhood Services, the Milwaukee Police Department and the Office of Violence Prevention.

The report proposed requiring developers who ask that property be held off the market while details of a proposed development are being finalized be required to "...monitor the condition of the properties and report identified problems until the sale closes or the hold agreement is terminated." A subsequent footnote to the 2020 City budget, and file 191458, directed DCD to present a plan to the Common Council to implement this recommendation.

DCD has created the attached contract to document a developer's responsibility to monitor properties being held for a development project. This agreement mirrors the agreement DCD uses with its real estate brokerages when a property is listed for sale. This agreement contemplates the developer reporting property issues to the Department, so that the licensed, bonded and insured City contractors can rectify issues with the property. To date, DCD has used a very similar agreement with one developer who has asked the department to hold scattered site properties as they seek Low Income Housing Tax Credit financing.

DCD has submitted a communications file (#191651) to report this information to the Committee. Please contact me at 414-286-5732 with questions.

Best regards,

Amy E. Turim
Real Estate Development Services Manager

