

## **LAND DISPOSITION REPORT COMMON COUNCIL OF THE CITY OF MILWAUKEE**

### **DATE**

November 10, 2020

### **RESPONSIBLE STAFF**

Amy E. Turim, Real Estate Development Services Manager

### **BUYER**

Maures Development Group LLC or assigns ("Developer"). Melissa Nicole Allen (formerly Goins) is the President and Founder of Maures Development Group LLC, a real estate development firm established in 2006. She holds an MBA from Marquette University and a MS in Community Psychology from Alverno College. Both support Melissa's inspired life's work focused on revitalizing urban neighborhoods and communities through residential and commercial development. Developer has contributed more than \$80 million of investment in the city of Milwaukee. The firm was established on the principle of leveraging bricks and mortar to lift the pride and hope found in her beloved communities. Melissa is also an adjunct professor at Marquette University and Alverno College, and a therapist serving clients at Children's Wisconsin. She is a visionary and community-minded professional with a passion at the intersection of social impact and business.

The Developer's past projects include renovation of scattered site tax foreclosed properties, new construction, and adaptive reuse of properties. Previous projects include:

- Teutonia Gardens, a mixed use building with 24 apartments
- Heart & Hope Place, a mixed use building with 24 apartments
- Franklin Square, a mixed use development with 37 apartments
- Century City Lofts, a residential development with 37 apartments
- Lindsay NSP and SoHi Lofts, a scattered site development with 40 units total
- Milwaukee Prosperity, a scattered site development with 35 units in the Harambee and Lindsay Heights areas
- Historic Garfield and Griot Apartments, a mixed use development in the Bronzeville neighborhood, which includes 71 apartments and the new home of America's Black Holocaust Museum
- Fortitude Apartments, a mixed use development with 65 housing units and the new home of the Good Hope Road Library

### **PROJECT DESCRIPTION**

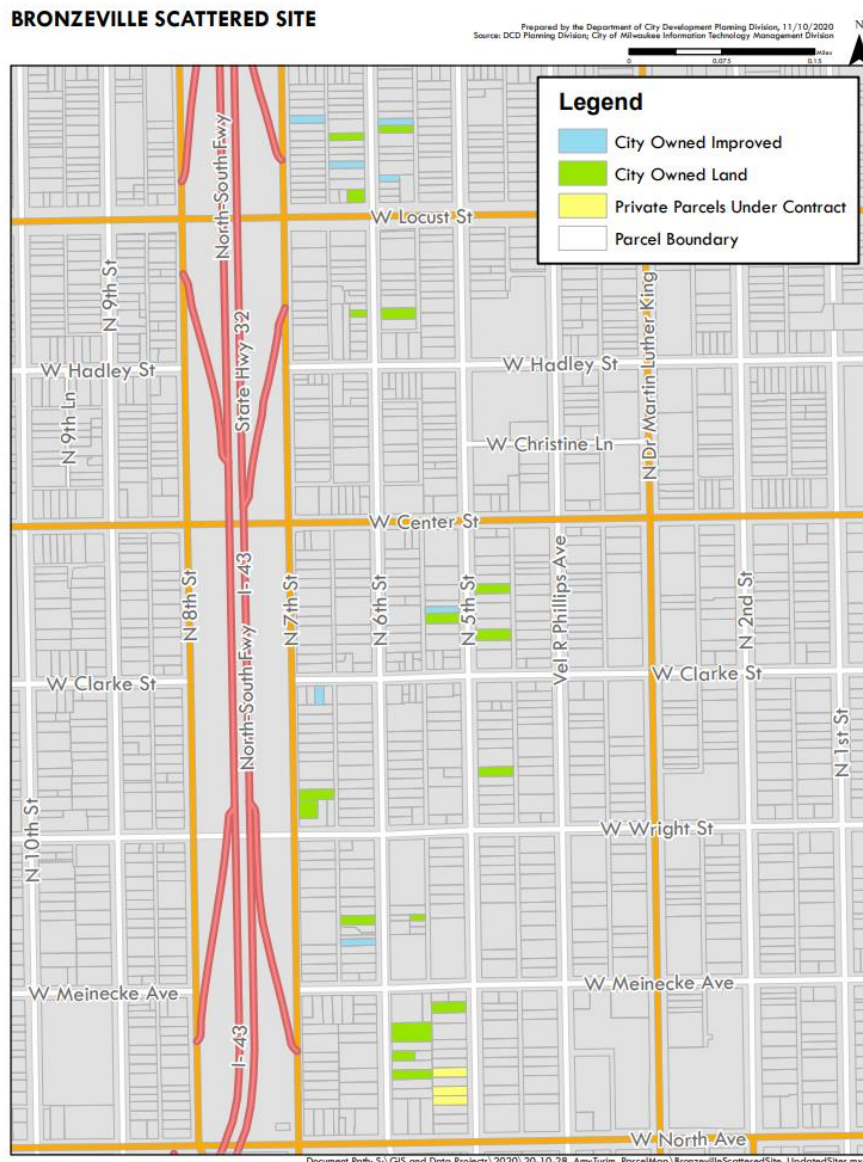
The Developer proposes to purchase approximately 24 City-owned, tax foreclosed properties ("Properties") to complete a scattered site housing development in the Harambee neighborhood in the 6th Aldermanic District. The Developer will continue to select properties after the approval of this Common Council File, subject to the approval of the local Alderwoman. The Developer also has privately owned parcels under contract in the project area. The Developer is assembling properties for a project that is approximately 30 units, including vacant lots for new construction of a single-family and duplex housing, and renovation of existing single-family and duplex housing. The Developer also proposes to create a community center in partnership with America's Black Holocaust Museum. The Developer will apply for Low Income Housing Tax Credits ("LIHTC") to finance the construction and rehabilitation of the Properties. If the project is awarded all necessary funding, this project will create new construction affordable housing, and rehabilitate severely distressed homes, providing quality rental opportunities for the community.

### SALES TERMS AND CONDITIONS

The City-owned properties will be sold “as-is where-is” for \$1.00 per parcel. Developer will pay title costs, recording costs, and register the parcels under the DNS owner and vacant building registry programs. Developer will pay broker commissions where due. Developer will be responsible for biweekly monitoring of the properties during the period of site control, and reporting all issues to the Department of City Development (“DCD”). DCD will have final design review of all proposed new construction homes. If the Developer receives a LIHTC allocation in spring 2021, DCD will negotiate a Purchase and Sale Agreement with Developer, which must be entered into no later than November 30, 2021. The agreement will have a one-year term. Extensions may be granted by the Commissioner of DCD based on performance.

If Buyer receives City financial assistance, then the Buyer will be required to comply with the Anti-Displacement Neighborhood Preference Policy in Common Council File No. 190401 since the Properties are located in the 53212 zip code and the project contemplates at least 20 affordable housing units.

Below: Project Map



## PRELIMINARY PROPERTY SELECTIONS



Above: 2421 North 6th Street



Above: 2946 North 6th Street



Above: 629-31 West Clarke Street

### CITY OWNED VACANT LAND FOR NEW CONSTRUCTION

12 PROPERTIES, ESTIMATED 13 UNITS

|                           |
|---------------------------|
| 2369 North 5th Street     |
| 2528-30 North 5th Street  |
| 2616 North 5th Street     |
| 2629 North 5th Street     |
| 2644 North 5th Street     |
| 2332-34 North 6th Street  |
| 2344 North 6th Street     |
| 2354-56 North 6th Street  |
| 2433 North 6th Street     |
| 2434-34A North 6th Street |
| 2825 North 6th Street     |
| 2826 North 6th Street     |
| 2905-07 North 6th Street  |
| 2939 North 6th Street     |
| 2940 North 6th Street     |
| 2518 North 7th Street     |
| 2512-14 North 7th Street  |

### CITY OWNED IMPROVED PROPERTIES FOR RENOVATION

7 PROPERTIES, 10 UNITS

|               |                           |
|---------------|---------------------------|
| Single Family | 2421 North 6th Street     |
| Duplex        | 2912-14 North 6th Street  |
| Duplex        | 2921-23 North 6th Street  |
| Single Family | 2946 North 6th Street     |
| Single Family | 2948 North 7th Street     |
| Single Family | 2633 North 5th Street     |
| Duplex        | 629-31 West Clarke Street |

**PRELIMINARY UNIT TOTAL: 21 CITY OWNED UNITS  
+ 7 PRIVATELY OWNED UNITS**