



Legislation Details (With Text)

File #: 161617 **Version:** 0
Type: Resolution **Status:** Passed
File created: 3/1/2017 **In control:** COMMON COUNCIL
On agenda: **Final action:** 3/28/2017
Effective date:

Title: Resolution authorizing the sale of the City-owned tax deed properties at 1826 West Fond du Lac Avenue, 2135 North 18th Street and 2122 North 18th Street to Adams Garden Park LLC, for development, in the 15th Aldermanic District.

Sponsors: ALD. STAMPER

Indexes: CITY PROPERTY, PROPERTY SALES

Attachments: 1. Fiscal Impact Statement, 2. Land Disposition Report and Due Diligence Checklist, 3. Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
3/1/2017	0	COMMON COUNCIL	ASSIGNED TO		
3/15/2017	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
3/15/2017	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
3/21/2017	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	5:0
3/28/2017	0	COMMON COUNCIL	ADOPTED	Pass	15:0
4/6/2017	0	MAYOR	SIGNED		

161617
ORIGINAL

ALD. STAMPER

Resolution authorizing the sale of the City-owned tax deed properties at 1826 West Fond du Lac Avenue, 2135 North 18th Street and 2122 North 18th Street to Adams Garden Park LLC, for development, in the 15th Aldermanic District.

This resolution authorizes the sale of City-owned Development Property and Neighborhood Property according to the conditions in a Land Disposition Report pursuant to Sections 304-49-4, 304-49-5 and 304-49-8, Milwaukee Code of Ordinances.

Whereas, Adams Garden Park LLC desires to develop the vacant lots at 1826 West Fond du Lac Avenue, 2135 North 18th Street and 2122 North 18th Street for the creation of an Urban Garden Center and has submitted an unsolicited offer to purchase; and

Whereas, Section 304-49-8 of the Milwaukee Code of Ordinances allows the City of Milwaukee ("City") to accept unsolicited offers to purchase property when the City receives fair compensation, whether monetary or non-monetary; and

Whereas, The Department of City Development ("DCD") has reviewed the offer and the development proposal and has determined that the proposed price and development represent fair compensation to the City considering the offering price and investment in the neighborhood; and

Whereas, DCD recommends sale of these lots, with closing contingent on DCD approval of

final site and building plans; and

Whereas, The lots will be sold in "as is" condition, without representations or warranties, including, but not limited to, soil quality and subsurface condition; and

Whereas, DCD submits herewith a Land Disposition Report, a copy of which is attached to this Common Council File, describing the terms and conditions of the proposed sale; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Commissioner of DCD, or designee, is authorized to accept the unsolicited offer to purchase submitted by Adams Garden Park LLC for the City-owned tax deed properties at 1826 West Fond du Lac Avenue, 2135 North 18th Street and 2122 North 18th Street for purchase and development as outlined in the Land Disposition Report; and, be it

Further Resolved, That the Commissioner of DCD, or designee, is authorized to release any deed restrictions that inhibit development and execute other legal documents on behalf of the City and to close the transaction according to the terms of the Land Disposition Report; and, be it

Further Resolved, That in the event any of the lots identified in the Land Disposition Report are not suitable for development or if the City acquires additional lots in the immediate vicinity of the Adams Garden Park LLC project area that are more suitable for the garden center project, lots may be added or substituted without further action of the Common Council upon approval of the Commissioner of DCD and the local member of the Common Council; and, be it

Further Resolved, That 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.

DCD:Yves.LaPierre:ysl

03/01/17/A