



Legislation Details (With Text)

File #: 121715 **Version:** 0
Type: Resolution **Status:** Passed
File created: 3/21/2013 **In control:** COMMON COUNCIL
On agenda: **Final action:** 4/9/2013

Effective date:

Title: Resolution authorizing the sale of City-owned scattered site properties to the Center for Veterans Issues, Ltd. for development of permanent supportive housing for homeless and disabled veterans, in the 2nd, 4th, 5th, 6th, 7th and 15th Aldermanic Districts.

Sponsors: ALD. BOHL, ALD. WADE

Indexes: CITY PROPERTY, HOMELESSNESS, PROPERTY SALES, VETERANS

Attachments: 1. Fiscal Impact Statement, 2. CVI Veterans Gardens LDR, 3. Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
3/21/2013	0	COMMON COUNCIL	ASSIGNED TO		
3/28/2013	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
3/28/2013	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
4/3/2013	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	5:0
4/9/2013	0	COMMON COUNCIL	ADOPTED	Pass	15:0
4/18/2013	0	MAYOR	SIGNED		

121715
ORIGINAL

ALD. BOHL and WADE

Resolution authorizing the sale of City-owned scattered site properties to the Center for Veterans Issues, Ltd. for development of permanent supportive housing for homeless and disabled veterans, in the 2nd, 4th, 5th, 6th, 7th and 15th Aldermanic Districts.

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

Whereas, The Center for Veterans Issues, Ltd. ("CVI") has received funding from the U.S. Department of Housing and Urban Development and the Home Depot Foundation to develop Veterans Gardens, a scattered site project to provide 30 units of permanent supportive housing for homeless and disabled veterans; and

Whereas, Military veterans make up a disproportionate number of homeless individuals in the United States and permanent supportive housing is recognized by the Veterans Administration as a viable housing model to serve veterans who are homeless or at risk of homelessness; and

Whereas, The Milwaukee Common Council has endorsed the 10-Year Plan to End Homelessness, which calls for the development of approximately 800 units of permanent supportive housing within the City limits; and

Whereas, The Department of City Development ("DCD") has tentatively identified a number

of multi-family and duplex properties that would be suitable for rehabilitation for the Veterans Gardens project; and

Whereas, DCD has drafted an Option to Purchase with CVI to outline the project and the terms and conditions for sale as summarized in a Land Disposition Report, a copy of which is attached to this Common Council File; and

Whereas, DCD will work with CVI regarding the final property selections for the Veterans Gardens project and may make additional properties available for purchase if the City acquires additional tax foreclosures or properties become vacant in the target areas; 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 development proposal submitted by CVI to acquire a package of City-owned multi-family and duplex properties in a variety of City neighborhoods as outlined in said Land Disposition Report; and, be it

Further Resolved, That in the event the City acquires additional tax-deed properties that may be better suited for the project or that properties identified in the Land Disposition Report are not suitable for rehabilitation, the Commissioner of DCD may substitute other City-owned properties upon approval of the local member of the Common Council; and, be it

Further Resolved, That the Commissioner of DCD, or designee, is authorized to negotiate and execute an Option to Purchase with CVI upon approval of this resolution by the Common Council; and, be it

Further Resolved, That the Commissioner of DCD, or designee, is authorized to negotiate an Agreement for Sale prior to closing to define the final property list for conveyance, which list shall be approved by the local members of the Common Council in whose districts the properties are located, outline the terms and conditions for the purchase and rehabilitation of the houses and provide for reversion of title in the event of non-performance; and, be it

Further Resolved, That the Commissioner of DCD shall execute the required legal documents to close the transaction on behalf of the City, including release of any deed restrictions that inhibit development or cloud title, and any needed easements; and, be it

Further Resolved, That DCD is authorized to close the transaction according to the terms of the Land Disposition Report upon DCD approval of final rehabilitation scopes of work and evidence of firm financing; and, be it

Further Resolved, That the sale proceeds, less sale expenses and a 30 percent reimbursement fee to the Redevelopment Authority of the City of Milwaukee, shall be credited to the Reserve For Tax Deficit Fund Account No. 0001-334106.

DCD/Real Estate

EMM:bmm

03/21/13/B