



Legislation Details (With Text)

File #: 180097 **Version:** 0
Type: Resolution **Status:** Passed
File created: 4/17/2018 **In control:** COMMON COUNCIL
On agenda: **Final action:** 5/8/2018

Effective date:

Title: Resolution authorizing the sale of the City-owned property located at 1905 South 24th Street to its former owner, Jose Javier Hernandez, in the 8th Aldermanic District.

Sponsors: ALD. DONOVAN

Indexes: FORECLOSURES, PROPERTY TAXES

Attachments: 1. Fiscal Impact Statement, 2. Land Disposition Report, 3. Hearing Notice List, 4. Due Diligence Checklist

Date	Ver.	Action By	Action	Result	Tally
4/17/2018	0	COMMON COUNCIL	ASSIGNED TO		
4/25/2018	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
4/25/2018	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
4/25/2018	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
5/1/2018	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	5:0
5/8/2018	0	COMMON COUNCIL	ADOPTED	Pass	13:0
5/17/2018	0	MAYOR	SIGNED		

180097
ORIGINAL

ALD. DONOVAN

Resolution authorizing the sale of the City-owned property located at 1905 South 24th Street to its former owner, Jose Javier Hernandez, in the 8th Aldermanic District. This resolution authorizes the sale of the City-owned property at 1905 South 24th Street, under conditions imposed by Section 304-50, Milwaukee Code of Ordinances. Whereas, The property located at 1905 South 24th Street, Tax Key No. 470-2794-100-8, previously owned by Jose Javier Hernandez, had delinquent taxes for 2014 and was foreclosed upon pursuant to Section 75.521, Wisconsin Statutes, and a fee simple absolute was obtained in favor of the City of Milwaukee ("City") dated December 18, 2017; and

Whereas, Jose Javier Hernandez desires to reclaim this property by paying all City and County real estate taxes for 2014, plus accrued interest and penalties to date of payment, and all costs as sustained by the City in the foreclosure and management of the property since December 18, 2017; and

Whereas, Section 304-49-4 of the Milwaukee Code of Ordinances ("Code") requires Common Council approval of neighborhood property sales and for the City to consider monetary as well as nonmonetary consideration in establishing the purchase price; and

Whereas, The Common Council may authorize a sale to a party who violates the general

buyer policies set forth in Section 304-49-9 of the Code, which prevents sale of City-owned real estate to a party that owned property acquired by the City through tax foreclosure in the previous 5-year period; and

Whereas, Section 304-49-9 of the Code allows the Common Council to override the buyer policies and to approve sales to former owners; and

Whereas, Jose Javier Hernandez has agreed to execute an Offer to Purchase with the City where the property will be reconveyed for payment of all outstanding taxes and City charges; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Commissioner of the Department of City Development ("DCD"), or designee, is authorized to execute the Offer to Purchase with Jose Javier Hernandez for the property at 1905 South 24th Street; and, be it

Further Resolved, That the Commissioner of DCD, or designee, is authorized to execute all documents necessary to close the transaction and to take further action, as may be necessary, to carry out the intent and purpose of this resolution; and, be it

Further Resolved, That the sale proceeds, less expense reimbursements to DCD, shall be credited to the Treasurer's Office for payment of the outstanding property taxes.

DCD:Karen.Taylor:kt

04/17/18/A