



Legislation Details (With Text)

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**File created:** 10/29/2008      **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

**On agenda:**      **Final action:** 11/25/2008

**Effective date:**

**Title:** Resolution facilitating development of The Avenue housing initiative by the North Avenue Community Development Corporation by approving the blight designation and acquisition by the Redevelopment Authority of 4 privately owned and 22 City-owned properties in the vicinity of West Garfield Avenue and North 32nd Street and authorizing conveyance of these and the Authority-owned properties in the vicinity for housing development, in the 15th Aldermanic District.

**Sponsors:** ALD. HINES JR.

**Indexes:** BLIGHT DECLARATION, BLIGHTED PROPERTY ACQUISITION, CITY PROPERTY, REDEVELOPMENT AUTHORITY

**Attachments:** 1. Fiscal Note.pdf, 2. Blight Designation Summary and Land Disposition Report.pdf, 3. Notice List

Date	Ver.	Action By	Action	Result	Tally
10/29/2008	0	COMMON COUNCIL	ASSIGNED TO		
11/5/2008	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
11/18/2008	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	5:0
11/25/2008	0	COMMON COUNCIL	ADOPTED	Pass	14:0
12/5/2008	0	MAYOR	SIGNED		

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ALD. HINES

Resolution facilitating development of The Avenue housing initiative by the North Avenue Community Development Corporation by approving the blight designation and acquisition by the Redevelopment Authority of 4 privately owned and 22 City-owned properties in the vicinity of West Garfield Avenue and North 32nd Street and authorizing conveyance of these and the Authority-owned properties in the vicinity for housing development, in the 15th Aldermanic District.

Adoption of this resolution by at least two-thirds vote of the Common Council will approve the blight designation and acquisition of the properties by the Redevelopment Authority utilizing the procedures set forth in Section 66.1333, Wisconsin Statutes, and will authorize subsequent conveyance of these properties and other Authority-owned properties to a third party for redevelopment according to the conditions in the Blight Designation Summary and Land Disposition Report.

Whereas, By adoption of File No. 071227 on January 15, 2008, the Common Council of the City of Milwaukee ("Common Council") approved the Blight Designation Summary and Land Disposition Report for The Avenue project by the North Avenue Community Development Corporation ("NACDC") that was to be funded through affordable housing tax credits administered by the Wisconsin Housing and Economic Development Authority ("WHEDA"); and

Whereas, NACDC was recently awarded a tax-credit allocation by WHEDA, but desires to acquire additional properties to improve The Avenue project by constructing single-

family, rent-to-own units rather than townhouse style housing; and

Whereas, The Redevelopment Authority of the City of Milwaukee ("Authority") proposes to acquire the 4 privately owned vacant lots and 22 City-owned vacant lots in NACDC's target area in the vicinity of West Garfield Avenue and North 32nd Street as summarized in the Blight Designation Summary and Land Disposition Report, a copy of which is attached to this Common Council File; and

Whereas, Section 66.1333(5)(c), Wisconsin Statutes, as amended, enables the Authority, with the approval of the Common Council, to acquire blighted property without designating a boundary or adopting a redevelopment plan; and

Whereas, Proper notice of a public hearing on the blight designations and acquisitions was given to or waived by the property owners and a public hearing was conducted on October 16, 2008 by the Authority pursuant to Wisconsin Statutes; and

Whereas, After the hearing, the Authority determined the properties to be blighted within the meaning of Section 66.1333(4)(bm), Wisconsin Statutes, as amended, and requested approval of these acquisitions by the Common Council; and

Whereas, After acquisition, the Authority desires to amend its Option to Purchase with NACDC to include these additional properties for The Avenue project; and

Whereas, Pursuant to Wisconsin Statutes, a Blight Designation Summary and Land Disposition Report for the property was submitted and a public hearing that was conducted on October 16, 2008, concurrently addressed the disposition of the properties as required by Wisconsin Statutes; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that it is found, determined and reaffirmed that:

1. The properties in the vicinity of West Garfield Avenue and North 32nd Street and as identified in the Blight Designation Summary and Land Disposition Report are blighted within the meaning of Section 66.1333(4)(bm), Wisconsin Statutes, as amended.
2. The objectives of the Authority cannot be achieved solely through rehabilitation of these properties.
3. These acquisitions are feasible and conform to the general plan of the City; and, be it

Further Resolved, That the acquisition of these properties is approved and the Common Council:

1. Pledges its cooperation in helping to carry out these acquisitions.
2. Directs that no new construction shall be permitted or authorized at these properties by any agencies, boards or commissions of the City under local codes or ordinances unless as authorized by the Common Council under Section 66.1333(6)(e), Wisconsin Statutes.
3. Directs the various public officials, departments, boards and agencies of the City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the objectives for these acquisitions.
4. Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate these acquisitions; and, be it

Further Resolved, That the Commissioner of the Department of City Development ("DCD"), or designee, is authorized to convey the City-owned vacant lots in the vicinity of West

Garfield Avenue and North 32nd Street to the Authority for no monetary consideration; and, be it

Further Resolved, That the Blight Designation Summary and Land Disposition Report dated October 16, 2008, with respect to the proposed sale of the properties to NACDC, is approved; and, be it

Further Resolved, That the proper City officials are authorized to execute an Emerging Business Enterprise Agreement with the Redeveloper; and, be it

Further Resolved, That the Commissioner of DCD, or designee, is authorized to execute Release of Deed Restrictions so that clear title may be granted to the Redeveloper; and, be it

Further Resolved, That the City Clerk is directed to transmit a certified copy of this resolution to the Commissioner of the Department of Public Works, the Commissioner of the Department of Neighborhood Services, the City Engineer, the Assessment Commissioner, the Redevelopment Authority of the City of Milwaukee and to such other agencies, boards and commissions of the City having administrative jurisdiction in the properties described above; and, be it

Further Resolved, That if additional vacant lots in NACDC's target area become City-owned during the option period and are suitable for the project, the properties may be conveyed to the Authority for the project upon recommendation of the Commissioner of DCD and consultation with the local Common Council member.

DCD-Redevelopment Authority

EMM:bmm

10/29/08/B