



Legislation Details (With Text)

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Title: Resolution authorizing the sale of the City-owned property at 2456 West Auer Avenue to Word of Faith Ministries, Inc. for use as a religious assembly and residence and to allow future tax-exempt status, in the 7th Aldermanic District.

Sponsors: ALD. WADE

Indexes: AGREEMENTS, CITY PROPERTY, EMERGING BUSINESS ENTERPRISES, PROPERTY SALES

Attachments: 1. Fiscal Note.pdf, 2. Land Disposition Report.pdf, 3. Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
6/15/2010	0	COMMON COUNCIL	ASSIGNED TO		
6/22/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/29/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	5:0
7/7/2010	0	COMMON COUNCIL	ADOPTED	Pass	14:0
7/9/2010	0	MAYOR	SIGNED		

100267
ORIGINAL

ALD. WADE

Resolution authorizing the sale of the City-owned property at 2456 West Auer Avenue to Word of Faith Ministries, Inc. for use as a religious assembly and residence and to allow future tax-exempt status, in the 7th Aldermanic District.

Adoption of this resolution by at least a two-thirds vote of the Common Council authorizes the sale of City-owned Development Property according to the conditions in a Land Disposition Report pursuant to Section 304-49-7, Milwaukee Code of Ordinances, and allows the City to convey the property without a deed restriction prohibiting tax-exempt status pursuant to Section 304-50-12, Milwaukee Code of Ordinances.

Whereas, The Department of City Development ("DCD") advertised a Request for Proposal ("RFP") for the purchase and rehabilitation of the tax-deed property at 2456 West Auer Avenue (aka 2411 North 24th Place) that was last used as a religious assembly building and residence; and

Whereas, Four proposals were received prior to the established deadline and were reviewed by DCD staff according to established criteria; and

Whereas, DCD recommends that the development proposal submitted by Word of Faith Ministries, Inc. to purchase the property for use as its church as summarized in a Land Disposition Report, a copy of which is attached to this Common Council File; and

Whereas, Historically, the property has been exempt from payment of property taxes and the RFP indicated that conveyance without a deed restriction prohibiting tax-exempt

status, as required by Section 304-50-12, Milwaukee Code of Ordinances, would require specific approval of this condition by a two-thirds vote of the Common Council; and

Whereas, Word of Faith Ministries, Inc. has requested that conveyance from the City exclude this deed restriction so that it may apply for exemption from the payment of property taxes; and

Whereas, Closing of the sale is contingent on DCD approval of final site and building plans and evidence of firm financing; 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 Word of Faith Ministries, Inc. for the tax-deed property at 2456 West Auer Avenue as outlined in the Land Disposition Report; and, be it

Further Resolved, That the Commissioner of DCD, or designee, is authorized to execute an offer to purchase, agreement for sale, release of deed restrictions that inhibit development and 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 the deed of conveyance will exclude a restriction prohibiting application for tax-exempt status pursuant to Section 304-50-12, Milwaukee Code of Ordinances, because, historically, the property has been exempt from property tax payment; and, be it

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

Further Resolved, That the sale proceeds, less sale expenses and a 30 percent disposition cost reimbursement 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

KT:kt

06/15/10/B