



Legislation Details (With Text)

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Title: Resolution declaring improved, tax-deed property surplus to municipal needs and authorizing sales in the 2nd, 3rd, 4th, 6th, 7th, 8th, 11th, 12th, 13th, 14th and 15th aldermanic districts.

Sponsors: THE CHAIR

Indexes: PROPERTY SALES, SURPLUS PROPERTY

Attachments: 1. Fiscal Note, 2. Fiscal analysis, 3. CPC Letter

Date	Ver.	Action By	Action	Result	Tally
11/14/2006	0	COMMON COUNCIL	ASSIGNED TO		
11/15/2006	0	PUBLIC WORKS COMMITTEE	REFERRED TO		
11/15/2006	0	PUBLIC WORKS COMMITTEE	HEARING NOTICES SENT		
11/21/2006	0	PUBLIC WORKS COMMITTEE	RECOMMENDED FOR ADOPTION AND ASSIGNED	Pass	5:0
11/22/2006	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
11/22/2006	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
11/28/2006	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	5:0
12/12/2006	0	COMMON COUNCIL	ADOPTED	Pass	14:0
12/21/2006	0	MAYOR	SIGNED		

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THE CHAIR

Resolution declaring improved, tax-deed property surplus to municipal needs and authorizing sales in the 2nd, 3rd, 4th, 6th, 7th, 8th, 11th, 12th, 13th, 14th and 15th aldermanic districts.

This resolution directs the Commissioner of City Development to dispose of improved, tax-deed property in accordance with the Milwaukee Code of Ordinances and with supplemental procedures described herein.

Whereas, Chapter 304-49 of the Milwaukee Code of Ordinances ("Code") specifies the disposition process for surplus, City-owned real estate; and

Whereas, The Common Council of the City of Milwaukee ("Common Council") has, by adoption of resolution and other policy direction, supplemented the Code with procedural steps designed to streamline the process for returning property to the tax roll and into the hands of responsible parties; and

Whereas, Those steps in the surplus property disposition process can be summarized as follows:

After the City Plan Commission declares property surplus to municipal needs and the Common Council approves an asking price, the Department of City Development ("DCD") shall market property in the following preferential order:

1. To qualified nonprofit organizations who can purchase property prior to being placed on the market either at the specified asking price if over \$10,000, or for \$750 if valued at \$10,000 or less, provided that the proposed use and the contemplated improvements are deemed to be compatible with neighborhood context in all respects. (Whenever a nonprofit organization is acting as a facilitator of a transaction for a homebuyer/owner-occupant, DCD may convey property directly to a third party deemed qualified by the nonprofit organization.)
2. If there is no nonprofit organization interest, area residents may be given an exclusive opportunity to purchase property for 30 days prior to property being exposed to the open market.
3. If no acceptable area resident offers are received, property shall be advertised to the general public with stipulated bid due dates via an open listing method.
4. If no acceptable offers are received after initial open listing, property then goes on an extended listing and offers can be accepted at any time on a first-come basis.

; and

Whereas, The City Plan Commission and the Public Works Committee have determined that the following properties have no possible municipal use:

PROPERTY ADDRESS, TAX KEY NUMBER, LISTING PRICE, ALDERMANIC DISTRICT

2420 South 6th Street, TK #498-0507-000-4, \$38,000.00, 14th

2259-61 South 18th Street, TK #469-1003-000-0, \$30,100.00, 13th

1018 South 21st Street, TK #434-0234-000-3, \$9,300.00, 12th

3072-74 North 28th Street, TK #309-0136-100-9, \$35,400.00, 7th

1438-40 North 34th Street, TK #365-1182-000-0, \$10,500.00, 4th

1901 West Cherry Street, TK #363-2847-000-9, \$67,300.00, 4th

3409-11 West Galena Street, TK #365-1050-000-2, \$39,600.00, 4th

2500 North Holton Street, TK #321-1507-100-8, \$83,100.00, 3rd

2392-98 South Kinnickinnic Avenue, TK #499-1892-100-0, \$347,600.00, 14th

2516 West Lloyd Street, TK #350-2248-000-4, \$34,100.00, 15th

2521 West Locust Street, TK #310-2604-000-3, \$11,300.00, 7th

2616-18 North Murray Avenue, TK #319-0932-000-6, \$264,400.00, 3rd

1936 South Muskego Avenue, TK #470-9997-000-2, \$37,600.00, 8th

2624 South Pine Avenue, TK #500-0421-000-7, \$90,400.00, 14th

2644 North Richards Street, TK #321-1711-000-0, \$16,600.00, 6th

1138 West Scott Street, TK #432-0363-000-0, \$52,100.00, 12th

5302 West Van Beck Avenue, TK #573-0305-000-2, \$145,200.00, 11th

1822 West Vine Street, TK #351-1138-000-5, \$9,800.00, 15th

1207 West Washington Street, TK #432-0343-000-1, \$17,000.00, 12th

7834 West Winfield Avenue, TK #153-0202-000-8, \$114,000.00, 2nd

508 East Wright Street, TK #321-1506-000-6, \$46,300.00, 3rd

; and

Whereas, The Zoning, Neighborhoods and Development Committee recommends selling said properties, directs the Commissioner of DCD, or designee, to accept offers to purchase on behalf of the City and directs the Commissioner of DCD to close those transactions provided that:

1. Offers conform in all respects to procedural guidelines.
2. Offers, net of commissions, are greater than 75 percent of list price.
3. Buyers are not delinquent on the payment of real estate taxes, special assessments or any other municipal charges for any property a buyer may own in the City of Milwaukee, whether such property is owned individually or in partnership with others and/or under any other name.
4. Buyers do not have outstanding orders to correct code or other violations issued by any enforcement agency for any property a buyer may own in the City of Milwaukee, or have a history of non-compliance with any such agencies, whether such property is owned individually or in partnership with others and/or under any other name.
5. Buyers are not known to have been convicted of crimes the nature of which can be reasonably assumed to be detrimental to the health and quality of life in neighborhoods including, but not by way of limitation, mortgage fraud, property flipping, drug trafficking, sexual assault and other violent crime.
6. Buyers agree to bring property into code compliance within the time specified by the Department of Neighborhood Services.

; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that said properties are declared surplus; and, be it

Further Resolved, That the Commissioner of DCD is directed to dispose of the property in accordance with the procedures described herein; and, be it

Further Resolved, That the Commissioner of DCD is directed to market unbuildable adjoining vacant lots with said property, said vacant lots being declared surplus as if fully set forth herein; and, be it

Further Resolved, That the Commissioner of DCD is directed to make price reductions of up to 25 percent if and when property attracts no offers to purchase after being exposed to the market on at least two occasions; and, be it

Further Resolved, That the Commissioner of DCD shall deposit the proceeds from all sales, net of commissions, closing related expenses and a 25 percent disposition cost reimbursement to the Redevelopment Authority of the City of Milwaukee, into the Reserve

for Tax Deficit Fund Account No. 0001-334106.

DCD:KT:mb

11/14/06/C

Clerical correction -- 11/15/06 -- jro