



Legislation Details (With Text)

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On agenda: **Final action:** 3/2/2010
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Title: Resolution facilitating the third phase of housing development by United Methodist Children’s Services of Wisconsin, Inc. in the vicinity of 38th and Lisbon by approving the blight designation and acquisition of seven City-owned vacant lots by the Redevelopment Authority and authorizing conveyance of these lots and properties owned or being acquired by the Redevelopment Authority to the Redeveloper, in the 15th Aldermanic District.

Sponsors: ALD. HINES JR.

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

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

Date	Ver.	Action By	Action	Result	Tally
2/9/2010	0	COMMON COUNCIL	ASSIGNED TO		
2/17/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
2/17/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
2/17/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
2/23/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	4:0
3/2/2010	0	COMMON COUNCIL	ADOPTED	Pass	14:0
3/9/2010	0	MAYOR	SIGNED		

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ALD. HINES

Resolution facilitating the third phase of housing development by United Methodist Children’s Services of Wisconsin, Inc. in the vicinity of 38th and Lisbon by approving the blight designation and acquisition of seven City-owned vacant lots by the Redevelopment Authority and authorizing conveyance of these lots and properties owned or being acquired by the Redevelopment Authority to the Redeveloper, in the 15th Aldermanic District.

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

Whereas, United Methodist Children’s Services of Wisconsin, Inc. (“UMCS”) has proposed a third phase to its housing development efforts in the Washington Park neighborhood and has offered to acquire properties recently acquired or being acquired by the

Redevelopment Authority of the City of Milwaukee ("Authority") and several City-owned vacant lots in the area of North 38th Street and West Lisbon Avenue; and

Whereas, The City-owned properties should be owned by the Authority to facilitate preparation of sale documents; and

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

Whereas, The Authority proposes to acquire the City-owned vacant lots at 3800 and 3810-14 West Lisbon Avenue, 1925-27 and 1957-59 North 38th Street and 1934-38 North 39th Street and to convey these properties and the Authority properties at 1918-24 North 39th Street for UMCS Phase III as summarized in a Blight Designation Summary and Land Disposition Report, a copy of which is attached to this Common Council File; and

Whereas, The City waived its right to the statutory hearing notice and a public hearing on the proposed blight designations was conducted on February 18, 2010 by the Authority pursuant to Wisconsin Statutes; and

Whereas, After the public hearing, the Authority determined the properties to be blighted within the meaning of Section 66.1333(4)(bm), Wisconsin Statutes, as summarized in the Blight Designation Summary and Land Disposition Report, and requested approval of these acquisitions by the Council; and

Whereas, After acquisition, the Authority desires to convey these lots and properties it owns or is acquiring at 1918-26 North 39th Street to UMCS for Phase III of its housing efforts; and

Whereas, Pursuant to Wisconsin Statutes, the Blight Designation Summary and Land Disposition Report and the public hearing conducted on February 18, 2010, concurrently addressed the disposition of the properties; 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 at 3800 and 3810-14 West Lisbon Avenue, 1925-27 and 1957-59 North 38th Street and 1934-38 North 39th Street 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; and, be it

Further Resolved, That the acquisition of these properties is approved and the 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 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 of 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 to the Authority for no monetary consideration; and, be it

Further Resolved, That the Blight Designation Summary and Land Disposition Report, with respect to the proposed sale of the properties to UMCS, or assigns, is approved; and, be it

Further Resolved, That if any lots are encumbered by City deed restrictions that prohibit construction, require use as green space or prohibit division and/or combination, 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 proper City officials are authorized to execute an Emerging Business Enterprise Agreement with the Redeveloper; and, be it

Further Resolved, That the sale proceeds, less sale expenses and a 30 percent expense reimbursement to the Authority, shall be deposited with the Community Development Grants Administration.

DCD-Redevelopment Authority

EMM:bmm

02/09/10/B