



## Legislation Details (With Text)

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**File created:** 5/27/2009 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

**On agenda:** **Final action:** 6/16/2009

**Effective date:**

**Title:** Resolution approving the blight designation and acquisition of three privately owned properties in the vicinity of 26th and Hadley and authorizing subsequent conveyance to the City of Milwaukee for inclusion in the Option to Purchase with United Christian Church for the United Townhomes Project.

**Sponsors:** ALD. WADE

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

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

Date	Ver.	Action By	Action	Result	Tally
5/27/2009	0	COMMON COUNCIL	ASSIGNED TO		
6/4/2009	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/9/2009	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	4:0
6/16/2009	0	COMMON COUNCIL	ADOPTED	Pass	14:0
6/25/2009	0	MAYOR	SIGNED		

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ALD. WADE

Resolution approving the blight designation and acquisition of three privately owned properties in the vicinity of 26th and Hadley and authorizing subsequent conveyance to the City of Milwaukee for inclusion in the Option to Purchase with United Christian Church for the United Townhomes Project.

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

Whereas, By adoption of File No. 081371 on February 10, 2009, the Common Council of the City of Milwaukee ("Common Council") authorized the sale of City-owned vacant lots in the vicinity of North 26th and West Hadley Streets to United Christian Church, Inc. ("UCC") for development of United Townhomes, an affordable housing initiative; and

Whereas, UCC has been working with the Redevelopment Authority of the City of Milwaukee ("Authority") to identify additional vacant lots in its target area that could be acquired by the Authority to improve building sites for the United Townhomes Project as well as eliminate blighting influences; and

Whereas, The Authority is proposing to acquire the privately owned properties at 2810-12

North 28th Street (Tax Key No. 309-0313-000-2), 2825-27 North 28th Street (Tax Key No. 309-0342-000-4) and 2748 North 27th Street (Tax Key No. 310-1945-000-X) for assemblage with the adjacent City-owned vacant lots for residential redevelopment by UCC under its Option to Purchase with the City of Milwaukee ("City"), as summarized in a 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, enables the Authority of a first class city, with the approval of the local legislative body of that city, to acquire blighted properties without designating a boundary or adopting a Redevelopment Plan after providing proper notice to the property owner and conducting a public hearing on the proposed blight designation; and

Whereas, Funding for the acquisitions is available from the Community Development Grants Administration; and

Whereas, Proper notices were given to the owners of the properties and a public hearing was conducted on May 21, 2009 by the Authority pursuant to Wisconsin Statutes, after which the Authority determined the properties to be blighted within the meaning of Section 66.1333(2m)(bm), Wisconsin Statutes, and requested Common Council approval of the blight designations and acquisitions; and

Whereas, After acquisition, the Authority proposes to convey the properties to the City for inclusion in the Option to Purchase with UCC for the United Townhomes Project as summarized in the Blight Designation Summary and Land Disposition Report; and

Whereas, Pursuant to Wisconsin Statutes, the Public Hearing conducted on May 21, 2009, 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 at 2810-12 North 28th Street, 2825-27 North 28th Street and 2748 North 27th Street, which are legally described in the Blight Designation Summary and Land Disposition Report, are blighted within the meaning of Section 66.1333(2m)(bm), Wisconsin Statutes.
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.
4. Financial assistance to the Authority under the provisions of the Housing and Community Development Act of 1974, as amended, is available from the Community Development Grants Administration to enable the properties to be acquired and redeveloped; 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 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.
3. Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate these acquisitions; 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 City Attorney, 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 upon Common Council approval of this resolution and upon execution of the necessary funding agreements, the Authority is requested to proceed with the acquisitions as provided in Section 66.1333, Wisconsin Statutes; and, be it

Further Resolved, That the Blight Designation Summary and Land Disposition Report dated May 21, 2009, and the proposed conveyance of the properties to the City for inclusion in the Option to Purchase with UCC for the United Townhomes Project, is approved.

DCD-Redevelopment Authority

EMM:bmm

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