



Legislation Details (With Text)

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File created: 11/4/2020 **In control:** COMMON COUNCIL
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Title: Substitute resolution approving a Land Disposition Report and authorizing the sale of the City-owned property at 2979 North Palmer Street to WestCare Wisconsin Inc., and City expenditure of \$100,000 of COP House Funds in the form of a forgivable loan to be used by the buyer toward rehab costs, in the 6th Aldermanic District.

Sponsors: ALD. COGGS, ALD. HAMILTON, ALD. PEREZ

Indexes: CITY PROPERTY, LAND DISPOSITION REPORTS, PROPERTY SALES

Attachments: 1. Exhibit A, 2. Land Disposition Report and Due Diligence Checklist, 3. Fiscal Impact Statement, 4. Equity Impact Statement, 5. Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
11/4/2020	0	COMMON COUNCIL	ASSIGNED TO		
11/9/2020	1	CITY CLERK	DRAFT SUBMITTED		
11/17/2020	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	5:0
11/24/2020	1	COMMON COUNCIL	ADOPTED	Pass	15:0
12/2/2020	1	MAYOR	SIGNED		

200931
SUBSTITUTE 1

ALD. COGGS, HAMILTON AND PEREZ
Substitute resolution approving a Land Disposition Report and authorizing the sale of the City-owned property at 2979 North Palmer Street to WestCare Wisconsin Inc., and City expenditure of \$100,000 of COP House Funds in the form of a forgivable loan to be used by the buyer toward rehab costs, in the 6th Aldermanic District.

This substitute resolution authorizes the sale of City-owned Development Property according to the conditions in a Land Disposition Report pursuant to Sections 304-49-5 and 304-49-8 Milwaukee Code of Ordinances and approves the allocation of a \$100,000.00 grant to WestCare Wisconsin Inc., to develop a law enforcement resource hub and community center that aligns with the goals of the COP House concept.

Whereas, The 2019 City budget provided \$375,000 in capital funding to the Department of City Development ("DCD") for the COP House program; and

Whereas, The concept of the COP House is to renovate a City-owned foreclosed property in each of four Promise Zone neighborhoods, with the intention that the renovated space will be used as a "city hub," a community gathering place at which Milwaukee police officers and other City staff could meet with citizens for the purpose of sharing information and reducing social barriers; and

Whereas, WestCare Wisconsin Inc., plans to acquire and renovate 2979 North Palmer Street as a law enforcement resource hub and community center; and

Whereas, The City of Milwaukee ("City") acquired 2979 North Palmer Street (the

"Property") in September, 2018 through property tax foreclosure; and

Whereas, The Department of City Development ("DCD") advertised the Property for sale on its website and through MLS; and

Whereas, DCD received and reviewed several proposals and recommends acceptance of the proposal from WestCare Wisconsin Inc., (the "Buyer"), or its assignee, to acquire and redevelop the Property as summarized in a Land Disposition Report and a Due Diligence Checklist, copies of which are attached to this Common Council File; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Land Disposition Report is approved and DCD is authorized to enter into a Purchase and Sale Agreement with the Buyer, materially consistent with the Land Disposition Report, and then convey the Property to the Buyer in accordance therewith; and, be it

Further Resolved, That the Common Council of the City of Milwaukee approves a grant of \$100,000.00 to WestCare Wisconsin Inc. to assist the agency to renovate the space to create the COP House; and, be it

Further Resolved, That the grant be provided in accordance with terms attached hereto as Attachment A; and, be it

Further Resolved, That the Commissioner of DCD, or designee, is authorized to sign the Purchase and Sale Agreement, deed and requisite closing documents and to close the transaction and to take such actions, as may be needed, to effectuate the terms of the Land Disposition Report and this resolution; and, be it

Further Resolved, That the sale proceeds, less sale and marketing expenses and a 30 percent disposition fee to the Redevelopment Authority of the City of Milwaukee, shall be credited to the Delinquent Tax Fund.

DCD:Matt.Haessly:mfh

11/09/20