



Legislation Details (With Text)

File #: 150374 **Version:** 0
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File created: 6/23/2015 **In control:** COMMON COUNCIL
On agenda: **Final action:** 7/21/2015

Effective date:

Title: Resolution authorizing the sale of the City-owned tax deed property at 4815 West North Avenue to S. Price Real Estate Holdings, LLC, for development, in the 15th Aldermanic District.

Sponsors: ALD. STAMPER

Indexes:

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

Date	Ver.	Action By	Action	Result	Tally
6/23/2015	0	COMMON COUNCIL	ASSIGNED TO		
7/10/2015	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
7/16/2015	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	4:0
7/21/2015	0	COMMON COUNCIL	ADOPTED	Pass	12:0
7/30/2015	0	MAYOR	SIGNED		

150374
ORIGINAL

ALD. STAMPER

Resolution authorizing the sale of the City-owned tax deed property at 4815 West North Avenue to S. Price Real Estate Holdings, LLC, for development, in the 15th Aldermanic District.

This resolution authorizes the sale of City-owned Development Property according to the conditions in a Land Disposition Report pursuant to Section 304-49-5 and 304-49-8, Milwaukee Code of Ordinances.

Whereas, S. Price Real Estate Holdings, LLC, desires to develop the vacant lot at 4815 West North Avenue to join with its adjacent property and has submitted an unsolicited offer to purchase; and

Whereas, Section 304-49-8 of the Milwaukee Code of Ordinances allows the City of Milwaukee ("City") to accept unsolicited offers to purchase property when the City receives fair compensation, whether monetary or non-monetary; and

Whereas, The Department of City Development ("DCD") has reviewed the offer and the development proposal and has determined that the proposed price and development represent fair compensation to the City considering the offering price and investment in the neighborhood; and

Whereas, DCD recommends sale of this lot, with closing contingent on DCD approval of final site and building plans; and

Whereas, The lot will be sold in "as is" condition, without representations or

warranties, including, but not limited to, soil quality and subsurface condition; and

Whereas, DCD submits herewith a Land Disposition Report, a copy of which is attached to this Common Council File, describing the terms and conditions of the proposed sale; 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 unsolicited offer to purchase submitted by S. Price Real Estate Holdings, LLC, for the City-owned tax deed property at 4815 West North Avenue for purchase and development as outlined in the Land Disposition Report; and, be it

Further Resolved, That the Commissioner of DCD, or designee, is authorized to release any deed restrictions that inhibit development and execute 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 sale proceeds, less sale and marketing expenses and a 30 percent disposition fee payable to the Redevelopment Authority of the City of Milwaukee, be credited to the Delinquent Tax Fund.

DCD:Yves.LaPierre:ysl

06/23/15/A