



Legislation Details (With Text)

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Effective date:

Title: Resolution authorizing the sale of the City-owned parking lot at 1805 North 34th Street and the City-owned vacant lot at 3417 West Vine Street to Community Advocates, Inc. for the development of a supportive housing facility, in the 15th Aldermanic District.

Sponsors: ALD. HINES JR.

Indexes: CITY PROPERTY, HOUSING, PARKING LOTS, PROPERTY SALES

Attachments: 1. Fiscal Note.pdf, 2. Land Disposition Report as of 9/5/10, 3. Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
7/7/2010	0	COMMON COUNCIL	ASSIGNED TO		
9/28/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
9/28/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
10/5/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	5:0
10/12/2010	0	COMMON COUNCIL	ADOPTED	Pass	15:0
10/21/2010	0	MAYOR	SIGNED		

100359
ORIGINAL

ALD. HINES

Resolution authorizing the sale of the City-owned parking lot at 1805 North 34th Street and the City-owned vacant lot at 3417 West Vine Street to Community Advocates, Inc. for the development of a supportive housing facility, in the 15th Aldermanic District. Adoption of this resolution by at least a two-thirds vote of the Common Council authorizes the sale of City-owned Development Property according to the conditions in a Land Disposition Report pursuant to Section 304-49-7, Milwaukee Code of Ordinances, and allows the City to convey the property without a deed restriction prohibiting tax-exempt status pursuant to Section 304-50-12, Milwaukee Code of Ordinances. Whereas, Community Advocates, Inc. wishes to provide critically needed housing and mental health services in the Walnut Hill neighborhood; and

Whereas, Community Advocates has submitted an unsolicited offer to purchase the City-owned parking lot at 1805 North 34th Street and the City-owned vacant lot at 3417 West Vine Street for assemblage with its property as summarized in a Land Disposition Report and a copy of which is attached to this Common Council File; and

Whereas, Section 304-49-7 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 redevelopment represents fair compensation to the City considering the investment in the neighborhood and the provision of mental health and housing services to the community; and

Whereas, DCD recommends sale of these properties with closing contingent on DCD approval of final site and building plans and evidence of firm financing; 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 Community Advocates, Inc. for the City-owned parking lot at 1805 North 34th Street and the City-owned vacant lot at 3417 West Vine Street 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 proper City officials are authorized to execute and/or accept easements for the City street lighting electrical service and other utilities on the City-owned properties; and, be it

Further Resolved, That the proper City officials are authorized to execute an Emerging Business Enterprise Agreement with Community Advocates; and, be it

Further Resolved, That the proper City officials are authorized to execute a Payment In Lieu of Taxes Agreement with Community Advocates in lieu of a deed restriction prohibiting application for tax-exempt status pursuant to Section 304-50-12, Milwaukee Code of Ordinances; and, be it

Further Resolved, That the sale proceeds shall be credited to the Reserve For Tax Deficit Fund Account No. 0001-334106.

DCD/Real Estate

YSL:ysl

07/07/10/A