



## Legislation Text

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**File #: 160936, Version: 1**

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160936  
SUBSTITUTE 1  
141447  
ALD. COGGS

Substitute resolution approving the Land Disposition Report and authorizing the sale of the properties located at 2215 North 4th Street, 2235 North 4th Street, 411 West North Avenue, 2226-2228 North 5th Street, 2230-2232 North 5th Street and 2234 North 5th Street, in the 6th Aldermanic District.

This substitute resolution will permit the City of Milwaukee to convey properties according to the conditions in a Land Disposition Report.

Whereas, The City-owned Garfield Elementary School ("Garfield School") at 2215 North 4th Street has been vacant since 2006; and

Whereas, The Garfield School occupies a key location in the North 7th Street-West Garfield Redevelopment Project Area that has been designated as the Bronzeville Cultural and Entertainment District; and

Whereas, The Redevelopment Authority of the City of Milwaukee ("Authority") owned five properties adjacent to the Garfield School known as the former America's Black Holocaust Museum located at 2235 North 4th Street, the former Grant's Soul Food Restaurant located at 411 West North Avenue and three vacant lots located at 2226-2228 North 5th Street, 2230-2232 North 5th Street and 2234 North 5th Street (collectively, the "Adjacent Properties"); and

Whereas, Redevelopment of the Garfield School and Adjacent Properties were the subject of the 2013 Bronzeville Visioning Charrette hosted by the UWM Community Design Solutions Studio-School of Architecture and Urban Planning to obtain community and professional input for the redevelopment of the combined site as a signature Bronzeville project; and

Whereas, A Request for Proposals to solicit proposals to implement the charrette recommendations was posted in 2014 jointly by the City of Milwaukee ("City") and the Authority; and

Whereas, The Department of City Development ("DCD") received three proposals that included arts-related components and incorporated the suggestions of the design charrette; and

Whereas, The proposal submitted by Maures Development Group, LLC and a development partner (the "Developer") was selected to develop apartment housing and commercial space on the Garfield School site and Adjacent Properties (collectively, the "Project"); and

Whereas, The Developer has been awarded Wisconsin Housing and Economic Development Authority ("WHEDA") tax credits to assist in financing the Project; and

Whereas, The Project includes adaptive reuse of the Garfield School into 30 housing units to be known as the Historic Garfield Apartments, which are restricted to families earning less than 60 percent of the Area Median Income; and

Whereas, The Project also includes demolition of the buildings on the Adjacent Properties to construct a mixed-use development to be known as The Griot, featuring 41

housing units, including 35 affordable units and 6 market-rate units, as well as 8,000 square feet of commercial space to include the home of the America's Black Holocaust Museum as part of this catalytic project; and

Whereas, The Authority has approved and the City has accepted, via Common Council File No. 141447, the conveyance of the Adjacent Properties to the City for the purposes of conveyance to the Developer in one transaction; and

Whereas, DCD has reviewed the Developer's offer and the development proposal and has determined that the offer and proposal represent fair compensation to the City in terms of the purchase price, investment in the neighborhood and benefit to the larger community; and

Whereas, The City submits herewith a Land Disposition Report, a copy of which is attached to this Common Council File, for the proposed conveyance of properties for the Project; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Land Disposition Report dated November 15, 2016, with respect to the conveyance of the Garfield School and Adjacent Properties, is hereby approved; 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.

DCD:Rhonda.Manuel:rfm

11/16/16