



Legislation Text

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001411
ORIGINAL
991315

ALD. HINES

Resolution approving the blight designation of the privately owned property at 3600-06 West North Avenue for acquisition by the Redevelopment Authority of the City of Milwaukee and authorizing subsequent conveyance to Location Properties, LLC for redevelopment, in the 17th Aldermanic District. (Redevelopment Authority)

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 the privately owned property at 3600-06 West North Avenue, authorize its acquisition by the Redevelopment Authority of the City of Milwaukee using the Spot Acquisition procedures set forth in Section 66.133, Wisconsin Statutes, identify a funding source for the project and authorize the subsequent conveyance of the property according to the conditions in the Land Disposition Report.

Whereas, Title I of the Housing and Community Development Act of 1974, as amended, ("Act") authorized the Secretary of Housing and Urban Development to make financial grants to a unit of general local government (herein identified as the "Common Council of the City of Milwaukee" or "Council") for undertaking and carrying out redevelopment projects under an approved Community Development Program; and

Whereas, In Council File No. 49-2311-8d, adopted on September 16, 1968, the Redevelopment Authority of the City of Milwaukee ("Authority") was designated the Agent of the City of Milwaukee ("City") for the purpose of administering, undertaking, and carrying out all blight elimination, slum clearance, and urban renewal programs and projects both present and future; and

Whereas, Applicable Wisconsin law, particularly Section 66.133(5)(c), Wisconsin Statutes, as amended, 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; and

Whereas, In Council File No. 991315 adopted on February 8, 2000, the Council deemed it desirable and in the public interest that the Authority undertake and carry out an urban renewal program under the Act and so authorized and directed the Authority to prepare a Spot Acquisition Project ("Project"); and

Whereas, To promote redevelopment in the vicinity of North 36th Street and West North Avenue, the Authority proposes to acquire the privately owned property at 3600-06 West North Avenue (Tax Key No. 327-1253-000); and

Whereas, The Authority submitted an application to the City for the necessary financial assistance under such Act and for such other assistance as may be necessary for undertaking and carrying out such Projects; and

Whereas, Proper notice was given to the owner of record and a Public Hearing was conducted on January 18, 2001 by the Authority pursuant to the provisions of Wisconsin Statutes; and

Whereas, The Authority determined the subject property to be a blighted property within

the meaning of Section 66.133(4) (bm), Wisconsin Statutes, as amended, and requested Council approval of this Project; and

Whereas, It is necessary that the Council take appropriate official action respecting this Project, in conformity with the necessary funding agreements for financial assistance between the Authority and the Council and between the Council and the United States of America under the Act; and

Whereas, After acquisition, the Authority desires to convey the property to Location Properties, LLC for commercial/residential redevelopment; and

Whereas, Pursuant to Wisconsin Statutes, a Land Disposition Report for this property was submitted and the Public Hearing conducted on January 18, 2001, which concurrently addressed the disposition of this property; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee that the subject Project is approved; and, be it

Further Resolved, That it is found, determined, and reaffirmed that:

1. This Project is a blighted property in need of blight elimination, slum clearance, and urban renewal, and qualify as an eligible project within the meaning of Section 66.133(4) (bm), Wisconsin Statutes, as amended.
2. The objectives of the Authority cannot be achieved solely through rehabilitation of this Project.
3. This Project is feasible and conforms to the general plan of the City.
4. Financial assistance to the Authority under the provisions of Title I of the Housing and Community Development Act of 1974, as amended, is necessary to enable this Project to be acquired and renewed, and accordingly, the Authority's application for financial assistance from the Council under the Act is confirmed and approved; and, be it

Further Resolved, That to implement and facilitate the prosecution of this Project, certain official action to support the new land use after redevelopment may be taken with general references, among other things, to changes in zoning; the vacation and removal of streets, alleys, and other public ways; the location and relocation of sewer and water mains and other public facilities; and other public actions deemed necessary to effectuate the purpose of this Project including the prohibition of any new construction in this Project area, and accordingly, the Council:

1. Pledges its cooperation in helping to carry out this Project.
2. Directs that no new construction shall be permitted or authorized in this Project area by any agencies, boards, or commissions of the City under local codes or ordinances unless as authorized by the Council under Section 66.133(6) (e), Wisconsin Statutes.
3. 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 this Project's objectives.
4. Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate this Project; and, be it

Further Resolved, That the City Clerk is authorized and directed to transmit a certified copy of this resolution to the Commissioner of the Department of Neighborhood Services,

the City Engineer, the Assessment Commissioner, the Director of the Community Block Grant Administration, the Redevelopment Authority, and to such other agencies, boards, and commissions of the City having administrative jurisdiction in the premises described above; and, be it

Further Resolved, That upon Council and State of Wisconsin approval of a Relocation Plan prepared for this Project by the Authority pursuant to applicable provisions of Wisconsin law, and upon execution of the necessary funding agreement undertaking and carrying out this Project including all provisions relating thereto, the Authority is requested to proceed with the prosecution of this Project as provided in Section 66.133, Wisconsin Statutes, as amended; and, be it

Further Resolved, That the Land Disposition Report dated January 18, 2001, with respect to the proposed conveyance of the following property is approved.

PROPERTY ADDRESS

3600-06 West North Avenue

REDEVELOPER

Location Properties, LLC
DCD-Redevelopment Authority
DKE:dke
01/16/01/A