



Legislation Text

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140226
ORIGINAL

ALD. ZIELINSKI AND BOHL

Resolution approving conveyance of the former Dover Elementary School at 619 East Dover Street to Dover, LLC by the Milwaukee Board of School Directors, in the 14th Aldermanic District.

This resolution authorizes the City of Milwaukee, on behalf of the Milwaukee Board of School Directors, to convey real property formerly used for school purposes.

Whereas, The Milwaukee Board of School Directors ("MBSD") has declared the former Dover Elementary School at 619 East Dover Street to be surplus to its needs and marketed the property for redevelopment; and

Whereas, The MBSD prepared a request for proposal to solicit proposals for the purchase and redevelopment of the former school and specified that the preferred use would be for conversion to residential use for teacher housing to foster peer interaction and collaboration, but also to accommodate the parking and playground needs of the adjoining church and school; and

Whereas, Two proposals and one letter were received prior to the established deadline and after review by the MBSD, it recommended selection of Dover, LCC, an entity to be created by CommonBond Communities, Inc. and Maures Development, LLC, as the party to purchase and redevelop the property as summarized in a Term Sheet and Property Disposition Report, a copy of which is attached to this Common Council File; and

Whereas, The MBSD has authorized execution of a Purchase and Sale Agreement for the property with the developer for the proposed redevelopment; and

Whereas, Legal title to MBSD real property is held in the name of the City of Milwaukee ("City"), in trust for the MBSD, and conveyance of surplus MBSD property requires adoption of a resolution by the Common Council approving such conveyance; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the conveyance of the former Dover Elementary School at 619 East Dover Street by the MBSD to Dover, LLC, as outlined in the Term Sheet and Property Disposition Report, is approved; and, be it

Further Resolved, That the proper City officials are authorized to execute all documents necessary to effect closure, including easements and releases of City deed restrictions that interfere with development or easements to the City for any public facilities; and, be it

Further Resolved, That the City is authorized to enter into agreements with the buyer and St. Lucas Evangelical Congregation to ensure continued use of the property's playground and parking lot by St. Lucas and the public during specified hours, including agreements for ownership retention of this area by the City; and, be it

Further Resolved, That the net sale proceeds shall be returned to the MBSD; and, be it

Further Resolved, That the proper City officials are authorized to execute a Small Business Enterprise Agreement with the buyer.

DCD:Elaine.Miller:bmm
05/13/14/A