



## Legislation Details (With Text)

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**Effective date:**

**Title:** Substitute resolution authorizing the sale of City-owned development property at 1801-1823 W. Atkinson Avenue to the former owner, Mount Hermon Missionary Baptist Church, Inc.

**Sponsors:** ALD. COGGS

**Indexes:** CITY PROPERTY, PROPERTY SALES

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

Date	Ver.	Action By	Action	Result	Tally
7/22/2014	0	COMMON COUNCIL	ASSIGNED TO		
9/30/2014	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
9/30/2014	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
9/30/2014	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
9/30/2014	1	CITY CLERK	DRAFT SUBMITTED		
10/7/2014	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	4:0
10/14/2014	1	COMMON COUNCIL	ADOPTED	Pass	14:0
10/23/2014	1	MAYOR	SIGNED		

140593

SUBSTITUTE 1

ALD. COGGS

Substitute resolution authorizing the sale of City-owned development property at 1801-1823 W. Atkinson Avenue to the former owner, Mount Hermon Missionary Baptist Church, Inc.

This resolution authorizes the sale of City-owned development property at 1801-1823 W. Atkinson Avenue to the former owner, Mount Hermon Missionary Baptist Church, Inc., pursuant to s. 304-49-5, 7 and 8 of the Code of Ordinances, and according to the terms and conditions in a land disposition report attached to this file.

Whereas, Mount Hermon Missionary Baptist Church, Inc. was the former owner of City-owned development property at 1801-1823 W. Atkinson Avenue, and lost those parcels to property tax foreclosure by virtue of the City's in rem foreclosure judgment dated October 14, 2013; and

Whereas, Mount Hermon Missionary Baptist Church, Inc., failed to apply to vacate the City's in rem judgment under s. 304-50 of the Code within the 90 days allowed; and

Whereas, While the general buyer policies in the City's sale ordinance (s. 304-49-8) prohibit sales of

City-owned parcels to those who lost them to tax foreclosure within 5 years prior to the City's foreclosure judgment, s. 304-49-8 of the Code expressly allows the Common Council to nonetheless override the buyer policies and to approve a sale to former owners, as was described in a December 16, 2013, City Attorney opinion to the City Clerk; and

Whereas, The Department of City Development recommends the terms of sale conditions described in the attached land disposition report that is part of this file, under which, with Common Council approval, the City would re-convey the parcels to Mount Hermon Missionary Baptist Church, Inc. as allowed by s. 304-49-7 of the Code of Ordinances; and

Whereas, Section 304-49-7 of the Code allows the City to consider monetary as well as nonmonetary consideration in establishing the purchase price, and the City recognizes the importance of occupancy, returning the parcels to the tax rolls and private ownership, and neighborhood stabilization, and the land disposition report that is part of this file provides additional detail on monetary considerations and nonmonetary considerations; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the land disposition report, which is attached to this file, is approved, and the Commissioner of City Development or designee is authorized to close the transaction per the terms thereof, or terms materially and substantially similar thereto, and to take such further actions as may be needed in furtherance thereof; and, be it

Further Resolved, That the sale proceeds, less expense reimbursements to the Redevelopment Authority of the City of Milwaukee and other City departments, shall be credited to the delinquent tax fund account 107801, fund .0110, org. 2210.

LRB153947-3  
Teodros W. Medhin  
9/18/2014