



Legislation Details (With Text)

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On agenda: **Final action:** 11/25/2008

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Title: Resolution to facilitate development of King Commons III by approving the blight designation and acquisition by the Redevelopment Authority of two City-owned vacant lots and authorizing conveyance of the lots and an adjacent Authority-owned property to the Martin Luther King Economic Development Corporation, in the 6th Aldermanic District.

Sponsors: ALD. COGGS

Indexes: BLIGHT DECLARATION, BLIGHTED PROPERTY ACQUISITION, CITY PROPERTY, REDEVELOPMENT AUTHORITY

Attachments: 1. Fiscal Note.pdf, 2. Blight Designation Summary and Land Disposition Report.pdf, 3. Hearing Notice List

| Date | Ver. | Action By | Action | Result | Tally |
|------------|------|---|--------------------------|--------|-------|
| 10/29/2008 | 0 | COMMON COUNCIL | ASSIGNED TO | | |
| 11/5/2008 | 0 | ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE | HEARING NOTICES SENT | | |
| 11/5/2008 | 0 | ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE | HEARING NOTICES SENT | | |
| 11/18/2008 | 0 | ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE | RECOMMENDED FOR ADOPTION | Pass | 5:0 |
| 11/25/2008 | 0 | COMMON COUNCIL | ADOPTED | Pass | 14:0 |

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ORIGINAL

ALD. COGGS

Resolution to facilitate development of King Commons III by approving the blight designation and acquisition by the Redevelopment Authority of two City-owned vacant lots and authorizing conveyance of the lots and an adjacent Authority-owned property to the Martin Luther King Economic Development Corporation, in the 6th Aldermanic District. Adoption of this resolution by at least two-thirds vote of the Common Council will approve the blight designation and acquisition of the properties by the Redevelopment Authority utilizing the procedures set forth in Section 66.1333, Wisconsin Statutes, and will authorize subsequent conveyance of these properties and other Authority-owned property to a third party for redevelopment according to the conditions in the Blight Designation Summary and Land Disposition Report.

Whereas, In 2002, 2004 and 2006, the Common Council of the City of Milwaukee ("Common Council") gave its support to the King Commons initiative, a long-term housing and commercial revitalization effort in the area between West Center and Locust Streets and between North 1st and North 7th Streets by authorizing the Redevelopment Authority of the City of Milwaukee ("Authority") to acquire City lots through its blight designation authority and to sell property to the Martin Luther King Economic Development Corporation ("MLKEDC") for the effort; and

Whereas, MLKEDC has completed Phase I and II of the mixed-used efforts and is starting the homeownership component, but desires to develop Phase III, a mixed-use building in

the 2700 block of North Dr. Martin Luther King Jr. Drive using affordable housing tax credits that it recently received from the Wisconsin Housing and Economic Development Authority; and

Whereas, Development of King Commons Phase III requires that MLKEDC assemble its land with two City-owned vacant lots and an Authority-owned property under common ownership to facilitate document preparation; and

Whereas, The Authority proposes to acquire City-owned vacant lots at 2721 and 2731-33 North Dr. Martin Luther King Jr. Drive for assemblage in the development site as summarized in the Blight Designation Summary and Land Disposition Report, a copy of which is attached to this Common Council File; and

Whereas, Section 66.1333(5)(c), Wisconsin Statutes, as amended, enables the Authority, with the approval of the Common Council, to acquire blighted property without designating a boundary or adopting a redevelopment plan; and

Whereas, The City waived its right to the statutory notice and a public hearing was conducted on November 20, 2008 by the Authority pursuant to 66.1333(5)(c), Wisconsin Statutes; and

Whereas, After the hearing, the Authority determined the properties to be blighted within the meaning of Section 66.1333(4)(bm), Wisconsin Statutes, and requested approval of these acquisitions by the Common Council; and

Whereas, After acquisition, the Authority desires to convey these properties and the Authority-owned property at 2727-29 North Dr. Martin Luther King Jr. Drive to MLKEDC for King Commons III; and

Whereas, Pursuant to Wisconsin Statutes, a Blight Designation Summary and Land Disposition Report for the properties was submitted and a public hearing that was conducted on November 20, 2008, concurrently addressed the disposition of the properties as required by Wisconsin Statutes; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that it is found, determined and reaffirmed that:

1. The City-owned vacant lots at 2721 and 2731-33 North Dr. Martin Luther King Jr. Drive and, as identified in the Blight Designation Summary and Land Disposition Report, are blighted within the meaning of Section 66.1333(4)(bm), Wisconsin Statutes, as amended.
2. The objectives of the Authority cannot be achieved solely through rehabilitation of these properties.
3. These acquisitions are feasible and conform to the general plan of the City; and, be it

Further Resolved, That the acquisition of these properties is approved and the Common Council:

1. Pledges its cooperation in helping to carry out these acquisitions.
2. Directs that no new construction shall be permitted or authorized at these properties by any agencies, boards or commissions of the City under local codes or ordinances unless as authorized by the Common Council under Section 66.1333(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 the objectives for these acquisitions.

4. Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate these acquisitions; and, be it

Further Resolved, That the City Clerk is directed to transmit a certified copy of this resolution to the Commissioner of the Department of Public Works, the Commissioner of the Department of Neighborhood Services, the City Engineer, the Assessment Commissioner, the Redevelopment Authority of the City of Milwaukee and to such other agencies, boards and commissions of the City having administrative jurisdiction in the properties described above; and, be it

Further Resolved, That the Blight Designation Summary and Land Disposition Report dated November 20, 2008, with respect to the proposed sale of the properties to MLKEDC, or assigns, is approved; and, be it

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

Further Resolved, That the Commissioner of the Department of City Development ("DCD"), or designee, is authorized to convey the City-owned vacant lots at 2721 and 2731-33 North Dr. Martin Luther King Jr. Drive to the Authority for no monetary consideration; and, be it

Further Resolved, That if any lots are encumbered by City deed restrictions that prohibited construction, required use as green space or were prohibited from division and/or combination, the Commissioner of DCD, or designee, is authorized to execute Release of Deed Restrictions so that clear title may be granted to the Redeveloper; and, be it

Further Resolved, That if additional vacant lots in the 2700 block of North Dr. Martin Luther King Jr. Drive become City-owned during the option period and are suitable for the project, the properties may be conveyed to the Authority for the project upon recommendation of the Commissioner of DCD and consultation with the local Common Council member.

DCD-Redevelopment Authority

EMM:bmm

10/29/08/A