



Legislation Text

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171016
ORIGINAL

ALD. STAMPER

Resolution authorizing the sale of City-owned vacant lots to Milwaukee Habitat for Humanity, Inc. for its 2018-2020 homebuilding program, in the 15th Aldermanic District. This resolution authorizes the sale of Neighborhood Properties according to the conditions in a Land Disposition Report pursuant to Section 304-49-8, Milwaukee Code of Ordinances.

Whereas, Milwaukee Habitat for Humanity, Inc. ("Habitat") has submitted an unsolicited Offer to Purchase City-owned vacant lots in the Midtown neighborhood for the construction of homes that will be sold to owner-occupants as summarized in a Land Disposition Report and Due Diligence Checklist, a copy of which is attached to this Common Council File; and

Whereas, Section 304-49-8 of the Milwaukee Code of Ordinances allows the City of Milwaukee ("City") to accept unsolicited Offers to Purchase property when the City receives fair compensation, whether monetary or non-monetary; and

Whereas, The Department of City Development ("DCD") has reviewed the offer and the development proposal and recommends sale of the lots to Habitat contingent on DCD approval of final site and building plans that conform to preliminary designs approved by DCD and evidence of firm financing; and

Whereas, The deed of conveyance to Habitat will contain restrictions requiring performance and sale of completed homes to owner-occupants; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that DCD is authorized to accept the unsolicited Offer to Purchase submitted by Habitat for City lots as summarized in the Land Disposition Report; and, be it

Further Resolved, That the Commissioner of DCD, or designee, is authorized to enter into a Development Agreement with Habitat to outline development and conveyance obligations, execute legal documents on behalf of the City, including a release of deed restrictions, and to close the transaction according to the Development Agreement; and, be it

Further Resolved, That in the event any of the lots identified in the Land Disposition Report are not suitable for development or if the City acquires additional lots in Habitat's target area that are more suitable for Habitat's housing program, lots may be added or substituted without further action of the Common Council upon approval of the Commissioner of DCD and the local member of the Common Council; and, be it

Further Resolved, That the sale proceeds, less sale expenses, shall be credited to the Delinquent Tax Fund.

DCD:Yves.LaPierre:ysl
10/17/17/A