



Legislation Text

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081202
ORIGINAL

ALD. HINES

Resolution approving the blight designation and acquisition by the Redevelopment Authority of City-owned vacant lots in the Near West and Near North planning areas and authorizing conveyance along with Redevelopment Authority property at 11th and Center and 37th and Vliet Streets to Commonwealth Development Partners, LLC, for affordable housing, in the 15th Aldermanic District.

Adoption of this resolution by at least two-thirds vote of the Common Council of the City of Milwaukee will approve the blight designation and acquisition of said properties by the Redevelopment Authority of the City of Milwaukee utilizing the procedures set forth in Section 66.1333, Wisconsin Statutes, and will authorize subsequent conveyance to a third party for redevelopment according to the conditions in the Blight Designation Summary and Land Disposition Report.

Whereas, Commonwealth Development Partners, LLC, an experienced developer of affordable housing, desires to develop rent-to-own affordable housing in the Near West and Near North planning areas on land owned by the City of Milwaukee ("City") and the Redevelopment Authority of the City of Milwaukee ("Authority"); and

Whereas, All property to be developed should be in the common ownership of the Authority to facilitate document preparation; and

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

Whereas, The Authority proposes to acquire the following City-owned vacant lots in the Near West and Near North planning areas and as summarized in the Blight Designation Summary and Land Disposition Report, a copy of which is attached to this Council File:

2736 North 11th Street
2738 North 11th Street
2744 North 11th Street
2735 North 11th Street
2739 North 11th Street
2743 North 11th Street
2747 North 11th Street
1909 West Monroe Street
2326 North 20th Street
2330 North 20th Street
2334 North 20th Street
2361 North 20th Street
1933 West Meinecke Avenue
2527 North 20th Street
2572 North 20th Street
2639 North 20th Street
2654 North 20th Street
2130 North 27th Street
2604 West Lloyd Street

2532 West Garfield Avenue
2527 West Garfield Avenue
2531 West Garfield Avenue
2135 North 25th Street
2139 North 25th Street
3300 West Lisbon Avenue
3304 West Lisbon Avenue
3316 West Lisbon Avenue
1815 North 33rd Street
3701 West Vliet Street
3711 West Vliet Street
3743 West Vliet Street

; and

Whereas, The City waived its right to the statutory notice and a public hearing was conducted on December 18, 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 Council; and

Whereas, After acquisition, the Authority desires to convey the property along with Authority-owned property identified below to Commonwealth Development Partners, LLC, for development of affordable housing as summarized in the Blight Designation Summary and Land Disposition Report:

1100 West Center Street
2717 North 11th Lane
3705-07 West Vliet Street
3715 West Vliet Street
3717-19 West Vliet Street

; and

Whereas, Pursuant to Wisconsin Statutes, a Blight Designation Summary and Land Disposition Report for the property was submitted and the public hearing conducted on December 18, 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 properties listed above and summarized 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 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 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 of 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 Director of the Community Development Grants Administration, 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 December 18, 2008, with respect to the proposed sale of the properties to Commonwealth Development Partners, LLC, 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, or designee, is authorized to convey the City-owned vacant lots to the Authority for no monetary consideration and to prepare the assembled sites for redevelopment; and, be it

Further Resolved, That if additional vacant lots in the Redeveloper's target areas 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 alderman; 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 the sale proceeds, less sale expenses and a 30 percent expense reimbursement to the Authority, shall be deposited in the Reserve For Tax Deficit Fund or returned to the Community Development Block Grant Fund.

DCD-Redevelopment Authority

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