



Legislation Text

File #: 110360, Version: 1

110360
SUBSTITUTE 1

ALD. HINES AND COGGS

Substitute resolution authorizing the sale of up to 20 in-rem, single-family and duplex homes to Maures Development Group, LLC and Brinshore Development L.L.C. for renovation into a minimum of 24 affordable housing rental units, in the 6th and 15th Aldermanic Districts.

This substitute resolution authorizes the sale of Neighborhood Improved Properties according to the conditions in a Land Disposition Report pursuant to Section 304-49-7, Milwaukee Code of Ordinances.

Whereas, Maures Development Group, LLC and Brinshore Development L.L.C. have proposed to restore single-family and two-unit scattered site housing in the 6th and 15th Aldermanic Districts by rehabilitating and offering rental housing using federal affordable housing tax credits and Neighborhood Stabilization Program funds as summarized in a Land Disposition Report, a copy of which is attached to this Common Council File; and

Whereas, Maures Development Group, LLC and Brinshore Development L.L.C. have offered to purchase up to 20 City-owned Neighborhood Improved Properties in impacted foreclosure target areas generally bounded by Locust Street to the North, Vliet Street to the South, North 20th Street to the West and North 8th Street to the East; and

Whereas, Maures Development Group, LLC and Brinshore Development L.L.C. will maintain these properties for the federally required affordable rental period of 15 years; and

Whereas, Section 304-49-7 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, Sale of these properties will allow Maures Development Group, LLC and Brinshore Development L.L.C. to provide affordable rental housing to qualified households and will provide the City with fair compensation through additional tax base and housing opportunities; and

Whereas, The Department of City Development ("DCD") has reviewed the offer and the development proposal and has determined that the proposed price and development represent fair compensation to the City considering the offering price and investment in neighborhoods; and

Whereas, DCD recommends sale of these properties with closing contingent on DCD approval of final site and restoration plans; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the proposal submitted by Maures Development Group, LLC and Brinshore Development L.L.C. to purchase up to 20 City-owned Neighborhood Improved Properties in the target areas, as stated herein and in the Land Disposition Report, is accepted; and, be it

Further Resolved, That the Commissioner of DCD, or designee, is authorized to execute an Offer, Option to Purchase, Agreement for Sale, release any deed restrictions that inhibit development and execute other legal documents on behalf of the City and to close the

transaction according to the terms contained herein and in the Land Disposition Report;
and, be it

Further Resolved, That in the event additional City-owned Neighborhood Improved Properties in the target areas become available through tax foreclosure, selected properties are unable to be restored or by termination of the existing Exclusive Right to Negotiate letter agreed to by the City and Maures Development Group, LLC and Brinshore Development L.L.C., that the Commissioner of DCD is authorized to amend the Option to Purchase with Maures Development Group, LLC and Brinshore Development L.L.C. to include other properties for this project upon the consent of the local members of the Common Council; and, be it

Further Resolved, That the sale proceeds, less sale expenses and a 30 percent disposition cost reimbursement to the Redevelopment Authority of the City of Milwaukee, shall be credited to the Reserve For Tax Deficit Fund Account No. 0001-334106.

DCD:CWC:cwc

07/13/11