

Redevelopment Authority of the City of Milwaukee

Resolution No.:

Adopted on:

November 17, 2011

Project Area:

Blight Elimination/37th & Vliet

Aldermanic District:

15th

Resolution authorizing an Option to Purchase with United Methodist Children's Services of Wisconsin, Inc. for the properties at 3701 to 3717 West Vliet Street for construction of Friendship Gardens, an affordable senior housing and office development.

Whereas, United Methodist Children's Services of Wisconsin, Inc., in collaboration with the Hmong American Friendship Association, has offered to purchase the properties at 3701 to 3717 West Vliet Street in the Washington Park neighborhood for development of Friendship Gardens, a 39-unit affordable senior apartment building; and

Whereas, The Washington Park Neighborhood Plan recommended multi-family housing at this site and the Sustainable Communities Plan of the Washington Park Partners specifically identified senior housing in partnership with HAFA at this location; and

Whereas, HAFA is a key participant in the Washington Park Partners and has been active in the neighborhood since 1983 by assisting Hmong refugee families settle in the greater Milwaukee area, by providing housing assistance and by providing services to elderly residents including advocacy and recreational activities; and

Whereas, The proposed building will fill a housing gap for a key cohort of neighborhood residents as well as provide ground floor space for HAFA offices and programming and a senior center for building and neighborhood residents; and

Whereas, United Methodist Children's Services of Wisconsin, Inc. has submitted preliminary site plans and building elevations and has agreed to purchase the property according to terms outlined in the attached Land Disposition Report; and

Whereas, A public hearing was held November 17, 2011, as required by Wisconsin Statutes; now therefore, be it

Resolved, By the Redevelopment Authority, that the proper officials are authorized to execute an Option to Purchase with United Methodist Children's Services of Wisconsin, Inc. for the property at 3701 to 3717 West Vliet Street; and, be it

Further Resolved, The Authority's acceptance of this Option to Purchase is conditioned upon approval of a Land Disposition Report by the Common Council of the City of Milwaukee; and, be it

Further Resolved, That the Executive Director shall submit a Land Disposition Report to the Common Council of the City of Milwaukee and secure approval of any other regulatory bodies or agencies having jurisdiction in the matter; and, be it

Further Resolved, That Executive Director is authorized to approve final construction and financing plans including, but not limited to, design and quality of materials so as to assure the proper development of the site; and be it

Further Resolved, That Authority staff shall negotiate an Agreement for Sale with Redeveloper to establish the terms and conditions of the sale, redevelopment obligation and reversion of title provisions; and, be it

Further Resolved, That the Executive Director is authorized to grant a right of entry on behalf of the Authority upon receipt of adequate cause for such entry and submittal of documentation in accordance with Authority policy; and, be it

Further Resolved, That the Redevelopment Authority shall deduct a development fee of 30% from the purchase price for deposit in the General Fund.

CERTIFICATION

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)

David P. Misky
Assistant Executive Director – Secretary