

Redevelopment Authority of the City of Milwaukee

Resolution No.: 10522
Adopted on: December 18, 2014
Project Area: North 7th – West Garfield Avenue (Bronzeville)
Aldermanic District: 6th

Resolution authorizing the conveyance of 411 West North Avenue, 2235 North 4th Street and 2226-34 North 5th Street to the City of Milwaukee for assemblage with the adjacent City-owned, surplus school for a Bronzeville redevelopment.

Whereas, The Bronzeville Cultural and Entertainment District was established in 2005 when the Redevelopment Authority approved Amendment No. 2 to the North 7th Street – West Garfield Redevelopment Project Area to expand the boundaries of an existing redevelopment area and create a Tax Incremental District to fund property acquisitions and project activities; and

Whereas, As part of the Bronzeville initiative, the Redevelopment Authority acquired a closed restaurant at 411 West North Avenue and a museum at 2235 North 4th Street that adjoin existing Authority-owned land at 2225 to 2234 North 5th Street and the former Garfield Elementary School that is owned by the City of Milwaukee for the benefit of Milwaukee Board of School Directors; and

Whereas, In 2011, the Authority authorized acquisition of the vacant Garfield Elementary School for future use that would contribute to the Bronzeville District, but the Common Council did not approved the action pending a plan and funding for the school redevelopment; and

Whereas, Redevelopment of the school and adjoining properties was recently the focus of the Bronzeville Visioning Charette hosted by the UWM Community Design Solutions Studio - School of Urban Planning to obtain community and professional input for redevelopment of the former school as a signature Bronzeville project; and

Whereas, The charette recommendations were the basis of a Request for Proposal issued by the City and Redevelopment Authority to solicit a buyer to acquire the public properties and implement the community vision for the Bronzeville District; and

Whereas, Three redevelopment proposals were received and a recommendation is expected shortly when the review process is complete; and

Whereas, The sale process is complicated because of the mix of municipal ownership and a single entity should authorize the Option to Purchase with the recommended developer; and

Whereas, Conveyance of the Authority-owned properties to the City of Milwaukee is recommended because City ownership best fits the timing of the approval process that is critical because all three all three submittals involve the use of WHEDA-allocated Low Income Housing Tax Credits for which applications are due on January 30, 2015; and

Whereas, The Authority's redevelopment objectives will still be realized by City sale of the properties because the conveyance will subject to the conditions and obligations imposed by the North 7th Street – West Garfield Redevelopment Plan; and

Whereas, The Authority conducted a public hearing on the proposed conveyance to the City of Milwaukee on December 18, 2014, as required by Wisconsin Statute; now therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee, that the prior acquisition approval of the former Garfield School by the Authority is rescinded and conveyance of the properties at 411 West North Avenue, 2235 North 4th Street and 2225 to 2234 North 5th Street to the City of Milwaukee is authorized conditioned upon approval of the 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 and secure approval of any other regulatory bodies or agencies having jurisdiction in the matter; and be it

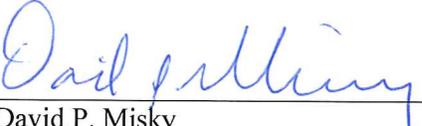
Further Resolved, Upon approval by the Common Council, the properties at 411 West North Avenue, 2235 North 4th Street and 2225 to 2234 North 5th Street shall be conveyed to the City by quit claim deed for no monetary consideration; and, be it

Further Resolved, That future redevelopment of the Authority's properties and adjacent City-owned school will be subject to the redevelopment plans and will achieve the Authority's goals for development of the Bronzeville Cultural and Entertainment District.

CERTIFICATION

(seal)

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.



David P. Misky
Assistant Executive Director – Secretary