

**Redevelopment Authority of the City of Milwaukee**

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**Resolution No.:** 10108  
**Adopted on:** July 14, 2009  
**Project / Area:** Blight Elimination/12<sup>th</sup> & Washington  
**Aldermanic District:** 12<sup>th</sup>

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**Resolution approving the blight designation and acquisition of the City-owned brownfield at 1200 West Washington for acquisition and remediation and authorizing subsequent conveyance to MCC Youthbuild, LLC for residential development.**

Whereas, The Redevelopment Authority undertakes activities to eliminate blight, obsolescence, and deterioration of property, and to promote redevelopment and rehabilitation in neighborhoods; and

Whereas, The City of Milwaukee owns the tax-deed brownfield at 1200 West Washington Street that requires remediation prior to redevelopment; and

Whereas, The Redevelopment Authority applied to the Wisconsin Department of Natural Resources (“WNR”) 2009 Recovery Act Ready for Re-Use Program for remediation funds and is required to own the property in order to accept and disburse funds for remediation; and

Whereas, Section 66.1333(5)(c) of the Wisconsin Statutes enables a redevelopment authority of a first class city to acquire blighted property without designating a boundary or adopting a redevelopment plan; and

Whereas, In order to exercise the powers granted under 66.1333(5)(c), the Authority is required to hold a public hearing for information purposes to determine if property is blighted pursuant to Section 66.1333 (2m)(bm) and to provide proper notice of this hearing to the property owner; and

Whereas, The City waived its right to the statutory notice and a public hearing was conducted on July 14, 2009, by the Authority pursuant to the provisions of Section 66.1333(5)(c)2 of Wisconsin Statutes; and

Whereas, The property at 1200 West Washington Street can be considered blighted pursuant to Section 66.1333(2m)(bm), Wisconsin Statutes, because the environmental condition and vacant status of the property impairs or substantially arrests the sound growth of the City of Milwaukee as outlined in the Blight Designation Summary and Land Disposition Report; and

Whereas, Wisconsin Statutes also require that Common Council of the City of Milwaukee approve the blight designation and acquisition of property; and

Whereas, After acquisition and remediation, MCC Youthbuild, LLC has offered to acquire the property for development of a single family home for resale to an owner occupant as summarized in the Blight Designation Summary and Land Disposition Report; and

Whereas, The public hearing conducted on July 14, 2009 concurrently addressed the proposed disposition of the property to MCC Youthbuild, LLC; now, therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee, that the property at 1200 West Washington Street is found to be blighted within the meaning of Section 66.1333(2m)(bm), Wisconsin Statutes, by virtue of its present environmental condition and vacant nature, all of which substantially impairs or arrests the sound growth and development of the community and City of Milwaukee; and, be it

Further Resolved, That the Authority requests that the Common Council approve the blight designation and acquisition as required under Wisconsin Statutes; and, be it

Further Resolved, That the subsequent conveyance of the properties to MCC Youthbuild, LLC is approved conditioned upon approval of the Blight Designation Summary and Land Disposition Report by the Common Council; and, be it

Further Resolved, That the Executive Director shall submit a Blight Designation Summary and 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

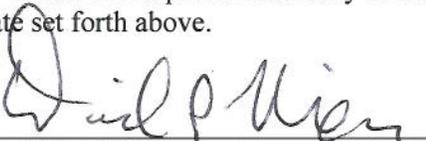
Further Resolved, That the Authority shall deduct a 30% development fee from the sale proceeds, if any, and shall deposit the net sale proceeds in the Reserve for Tax Deficit Fund.

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**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)

  
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David P. Misky  
Assistant Executive Director-Secretary

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