



Legislation Text

File #: 00780, **Version:** 2

Fiscal Note

There is no fiscal impact associated with the declaration of intent to sell the property. Terms of the sale will be presented in a separate resolution to the Council for its approval. Any sale proceeds will be credited to the City's General Land Acquisition Fund unless the Council directs that the funds be deposited in an alternative fund such as the Affordable Housing Trust Fund.

Title

SUBSTITUTE - Approving the intent of the Park Division to sell the former Dudgeon School building located at 3200 Monroe Street to the Dudgeon Center for Community Programs.

Body

Preamble

The Park Division has declared the former Dudgeon School building ("Property") located at 3200 Monroe Street surplus to its needs. The Property is located on a block owned by the City. City surplus property procedures provide that other City departments must be notified of the surplus of the Property and provided an opportunity to express their interest in the Property. If no City department expresses its interest in the Property the CEDU Director, with the assistance of the Planning Director and in consultation with the alderperson of the district in which the Property is located may determine that it is in the best interests of the City to sell the Property by direct sale to the tenant ("Tenant") that currently leases the Property. If these parties determine that it is in the best interests of the City to sell the Property to the Tenant the intent to sell the Property in this way is submitted to the Common Council for approval. If the Council approves this intent to sell the Property, the terms and conditions of the sale shall be arrived at by mutual agreement of the City and the Tenant and submitted to the Common Council for approval.

Other City departments have been notified that the Property has been surplus but no department expressed interest in the Property. The Dudgeon Center for Community Programs ("DCCP") currently leases the Property and has expressed interest in acquiring the Property for continued use as an education-centered and community based services and programs center. Center uses will include neighborhood and child serving educational purposes, special after-hour classes and programs for the neighborhood, and as a polling place. It has been determined that selling the Property to DCCP to facilitate its continued use as an education-centered and community based services and program center is in the best interests of the City.

Only the former Dudgeon School building is being surplus. Terms and conditions for a ground lease between the City and DCCP will be negotiated to allow DCCP's continued use of the building on City-owned lands under and immediately adjacent to the Property and submitted to the Common Council for approval. A neighborhood meeting will be held to discuss neighborhood concerns regarding the sale of the property to DCCP.

NOW THEREFORE BE IT RESOLVED that the Common Council hereby approves the intent of the Park Division to sell the former Dudgeon School building ("Property") located at 3200 Monroe Street to The Dudgeon Center for Community Programs ("DCCP") for its continued use as an education-centered and community based services and program center. Center uses will include neighborhood and child serving educational purposes, special after-hour classes and programs for the neighborhood, and as a polling place.

BE IT FURTHER RESOLVED that the City Real Estate Section shall negotiate terms and conditions for the sale of the Property to DCCP and the ground lease for a portion of the City-owned lands under and immediately adjacent to the Property to facilitate DCCP's continued use of the Property and shall submit said terms and conditions to the Common Council for approval.

