File No. 12-572

(ITEM ) Reference file established by the County Board Chairperson relative to offers to purchase on lands under County control with an undesignated use, by recommending adoption of the following:

**A RESOLUTION**

WHEREAS, the Real Estate Section of the Economic Development Division received two offers to purchase on an excess County-owned property located at 6213-15 North Willow Glen Lane in the City of Glendale; and

WHEREAS, the subject property, appraised at $45,850, consists of a duplex with 2 bedrooms, 1 bath on the lower level and 1 bedroom, 1 bath on the upper level; and

WHEREAS, the duplex is situated on a 41’ X 157’ lot with a two-car detached garage and side drive and the house and garage are in deplorable condition requiring new mechanicals, wiring and plumbing repairs, bathroom and kitchen updates, garage replacement, new windows, as well as interior and exterior cleaning and decorating; and

WHEREAS, the City of Glendale provided a list of 49 items that are non-compliant with City codes; and

WHEREAS, the Milwaukee County Treasurer acquired the property by foreclosure proceedings for non-payment of real estate taxes and staff established an asking price of $49,900; and

WHEREAS, the first offer is from Frank R. and Cheryl R. Galka in the amount of $39,900, and Mr. and Mrs. Galka’s offer contains no contingencies and the Galka’s have signed a Non-Compliance Assumption Agreement to correct all code violations on the property; and

WHEREAS, the second offer is from Ostap Lesyk and Taras Levytskyy in the amount of $35,000 cash and the offer contains no contingencies; and

WHEREAS, the Galka offer is below the appraised value, but Staff is of the opinion that it should be recommended because of the additional cost the Galka’s would incur to correct the numerous code violations that were not known when the property was appraised; and

WHEREAS, the Committee on Economic and Community Development at their meeting on July 16, 2012 recommended acceptance of the above-described offer from Frank R and Cheryl R. Galka in the amount of $39,900; now, therefore,

BE IT RESOLVED, that the Manager of Real Estate Services is hereby authorized to sign the above described offer to purchase from Frank R. and Cheryl R. Galka; and

BE IT FURTHER RESOLVED, that the County Executive and the County Clerk are hereby authorized to convey by Warranty Deed the subject property located at 6213-15 North Willow Glen Lane, Glendale to Frank R. and Cheryl R. Galka and/or assigns for the consideration of $39,900, pursuant to the terms and conditions of their offer to purchase.

jmj

07/06/12

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