

**LAND DISPOSITION REPORT  
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

**DATE**

May 18, 2021

**RESPONSIBLE STAFF**

Matthew Haessly, Real Estate Specialist, Department of City Development

**PARCEL ADDRESS AND DESCRIPTION**

128 East Burtleigh Street, (the "Property") consists of a 3,264 square foot mixed-use building situated on a 4,800 square foot parcel. The Property is zoned RT4 and was acquired through property tax foreclosure in December, 2012. The Property is located within the Harambee Neighborhood.



City Property

**BUYER**

Valor Creative Collective LLC, (the "Buyer"), Tonda N. Thompson, sole manager/member. The Buyer has operated Valor Creative Collective LLC since February of 2021. Tonda is also the sole managing member of Vogue Dreams LLC since September 2013. Vogue Dreams started as a modeling mentorship program that teaches young women self-esteem through the art of fashion. This program has been held in Milwaukee Public Schools, Job Corps, Milwaukee Academy of Sciences, as well as the Boys and Girls Clubs of Southeastern Wisconsin.

Tonda has become involved more in the community as a healthy birth outcomes advocate. Programs that are held at the city, United Way of Greater Milwaukee & Waukesha County and various other nonprofits in the city have all been influenced by Tonda's efforts to improve Social Determinants of Health within the City of Milwaukee. This location will be the Home to the city's own HaRUNbee 5K, which Tonda is the founder and the lead organizer.

The Buyer proposes a creative collective space that consist of a wood shop, photography and videography studio, and a resource center. The mission to create a safe space to learn, encourage entrepreneurship, self-determination and physical and mental wellness in the

community.

**PURCHASE TERMS AND CONDITIONS**

The purchase price is \$3,000.00 along with all closing costs. The conveyance will be on an "as is, where is" basis. The Buyer agrees to restore storefront and facades with clear glazing and understands that the proposed project may require certain City approvals in addition to the approval of the land disposition report, including all necessary permits and Board of Zoning Appeals approvals, as needed. The estimated budget is \$361,000 with the renovation and occupancy occurring in stages.

The deed of conveyance will contain a restriction prohibiting the Buyer or its successors from applying to the City for tax-exempt property status. The sale proceeds shall be deposited in the Delinquent Tax Fund.

**Due Diligence Checklist**  
**Addresses: 128 East Burleigh Street**

The Commissioner's assessment of the market value of the properties.	The Property at 128 East Burleigh Street is being sold "as is, where is," without any guarantees. The Property zoned RT4.  The purchase price for the property is \$3,000 and the property has been vandalized and has considerable deferred maintenance.
Full description of the development project.	The Buyer proposes a creative collective space that consist of a wood shop, photography and videography studio, and a resource center.
Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.	The Buyer agrees to restore storefront and facades with clear glazing and understands that the proposed project may require certain City approvals including all necessary permits and Board of Zoning Appeals approvals, as needed.
Developer's development project history.	No physical space development. The HaRUNBee 5K is a health program the Buyer is founder and lead organizer of within the Harambee neighborhood.
Capital structure of the project, including sources, terms and rights for all project funding.	The Buyer will be seeking conventional financing, available commercial corridor grants, along with Buyer's own sweat equity.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	The Common Council not approving the sale file.
Tax consequences of the project for the City.	The Buyer anticipates investing \$361,000 in the Property. The deed of conveyance will contain a restriction prohibiting the Buyer or its successors from applying to the City for tax-exempt property status.