

SITE CONTROL REPORT COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

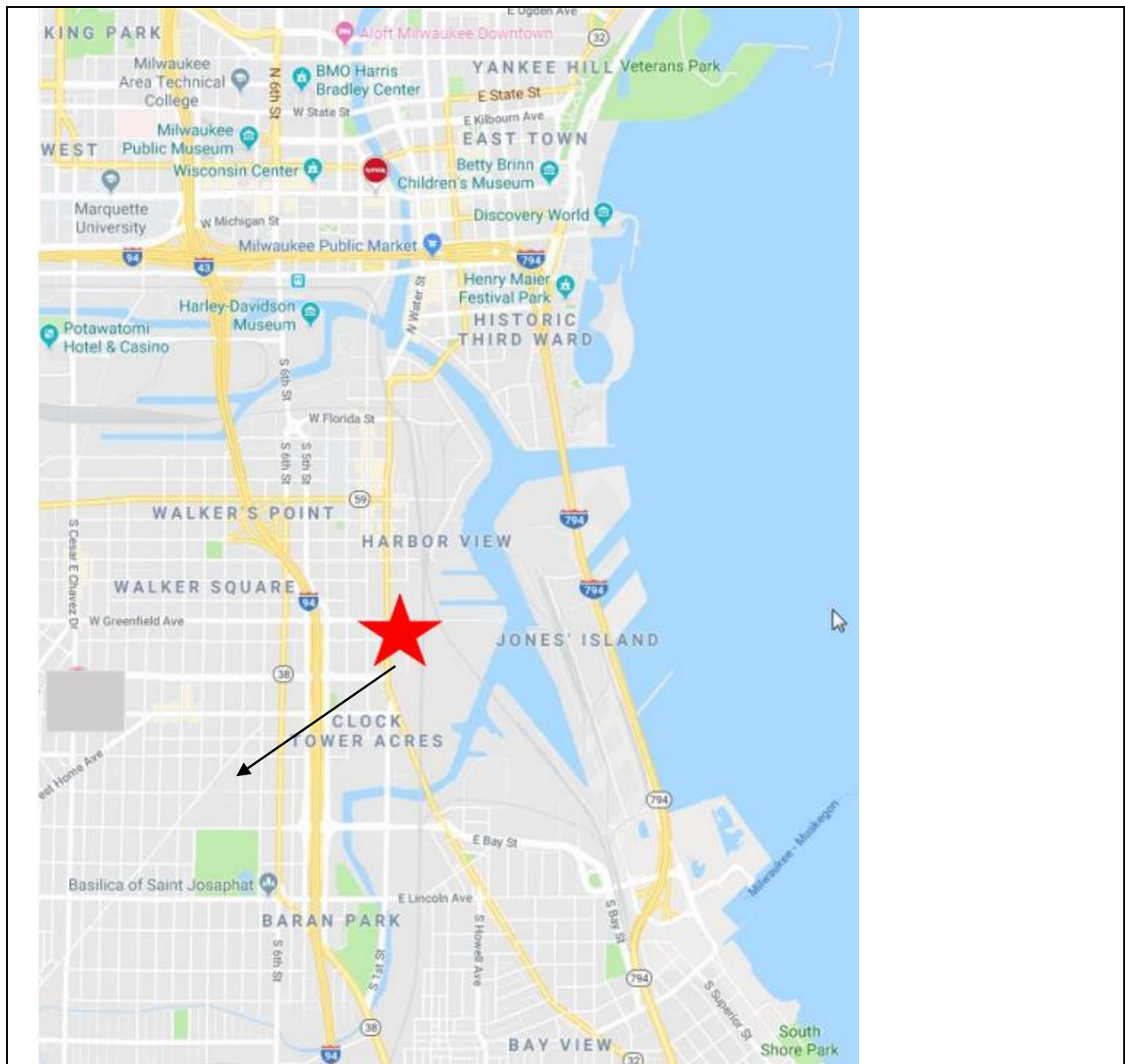
January 31, 2023

RESPONSIBLE STAFF

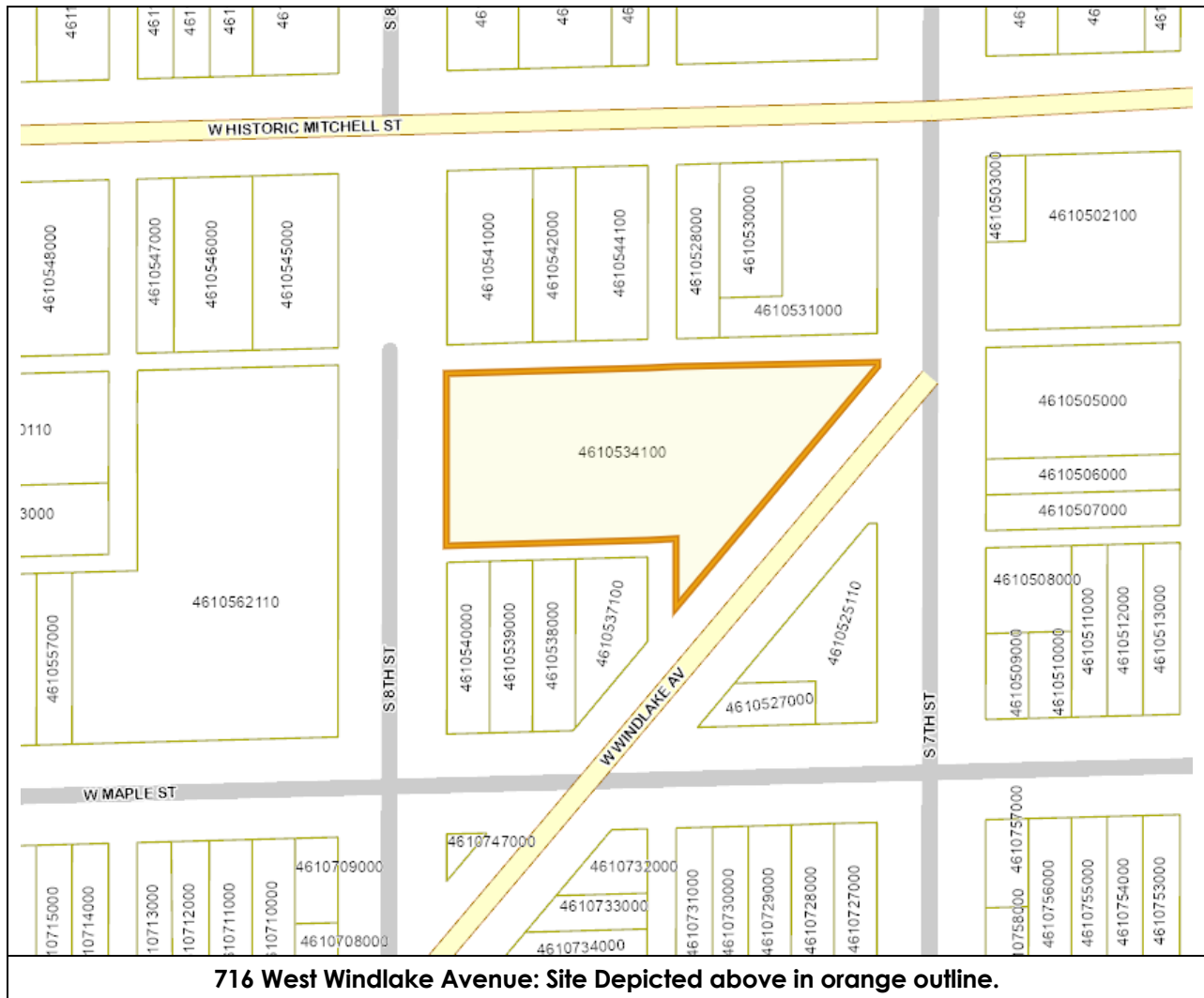
Dave Misky, Assistant Executive Director, Redevelopment Authority of the City of Milwaukee ("RACM")

PROPERTY

716 West Windlake Avenue: owned by the City of Milwaukee ("City"), managed by the Department of Public Works ("DPW"). Approximately 30,900 square feet of site to be developed with associated parking and landscaping. Located in the Historic Mitchell Street Neighborhood and within the Greater Mitchell Street Business Improvement District. Property is located in the Near South plan area, is zoned LB2 and is locally designated as historic. Site is currently a parking lot managed by DPW.



Development site location: Historic Mitchell Street neighborhood

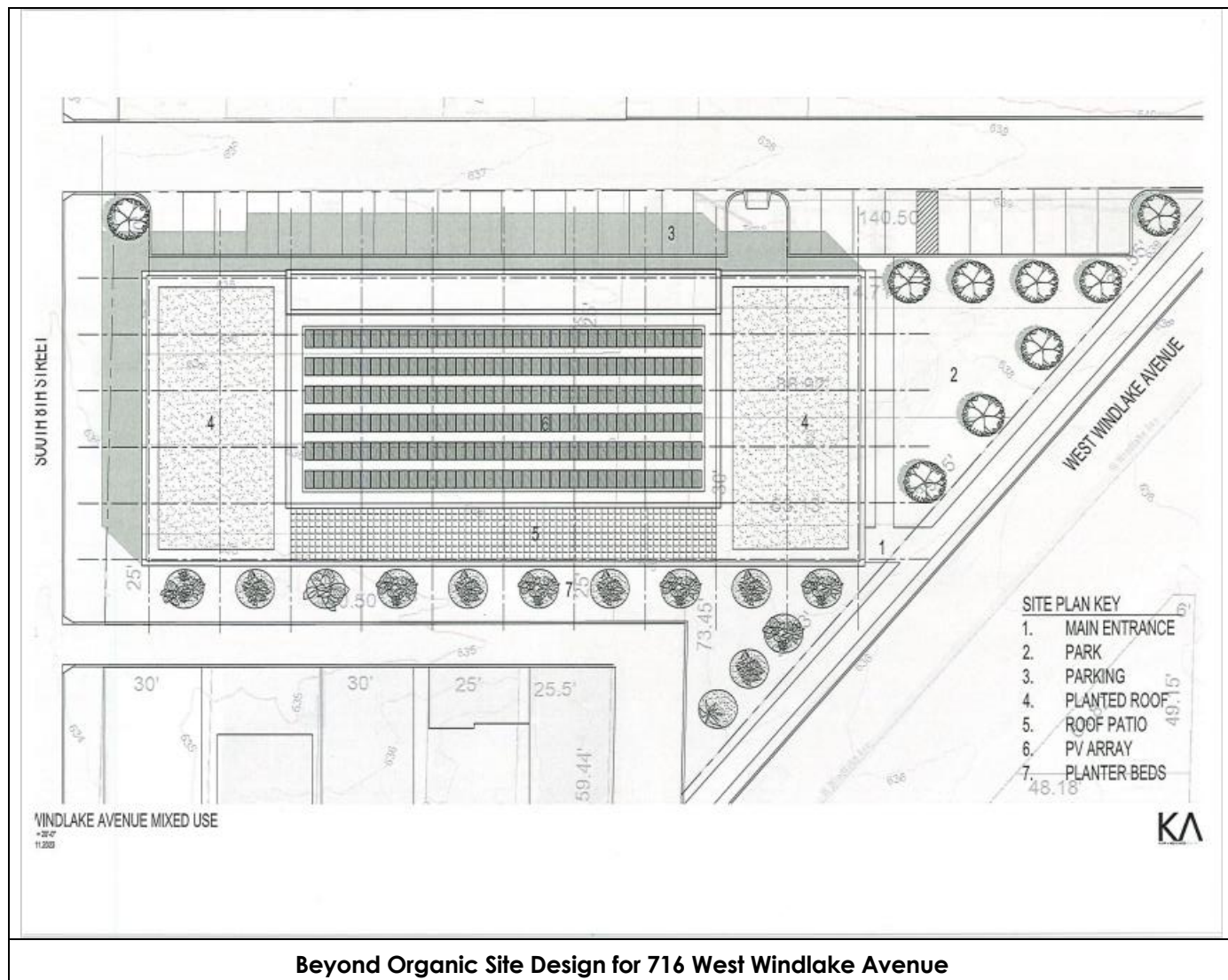


DEVELOPER AND PROJECT DESCRIPTION

Developer is Beyond Organic. Beyond Organic submitted an unsolicited proposal to the City. Beyond Organic proposes to build an 85,000 square foot, 5-story, commercial structure. The proposed building will have a mixture of uses including retail, dining, event space, education/ classroom space, aquaponics, and vegetable cultivation.

Beyond Organic is seeking an “exclusive right to negotiate” with the City for the Property to allow time to secure financing and further develop the organization’s business plan and site concept.

During the “exclusive right” period, the Department of City Development (“DCD”) will work with Beyond Organic to refine Beyond Organic’s site and building elevations, budget and financing strategy, and development plans.



Beyond Organic Site Design for 716 West Windlake Avenue

TERMS AND CONDITIONS OF EXCLUSIVE RIGHT TO NEGOTIATE

The Exclusive Right to Negotiate letter shall be in effect until November 30, 2023. In the event Beyond Organic shows significant progress on financing, DCD may extend the exclusive right/site control for an additional 3 months, based upon the Buyer's written request and DCD approval of a satisfactory progress report. After satisfactory financing and site plan work, DCD will negotiate with Beyond Organic a Development Agreement and prepare a Land Disposition Report and a Due Diligence Checklist for the Common Council of the City of Milwaukee ("Common Council") consideration so that the Common Council may determine whether, under Milwaukee Code of Ordinances 304-49, to allow sale and conveyance of the Property to Beyond Organic. If Beyond Organic does not obtain financing for the project in 2023, then the Exclusive Right to Negotiate shall terminate.