

LAND DISPOSITION REPORT
COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

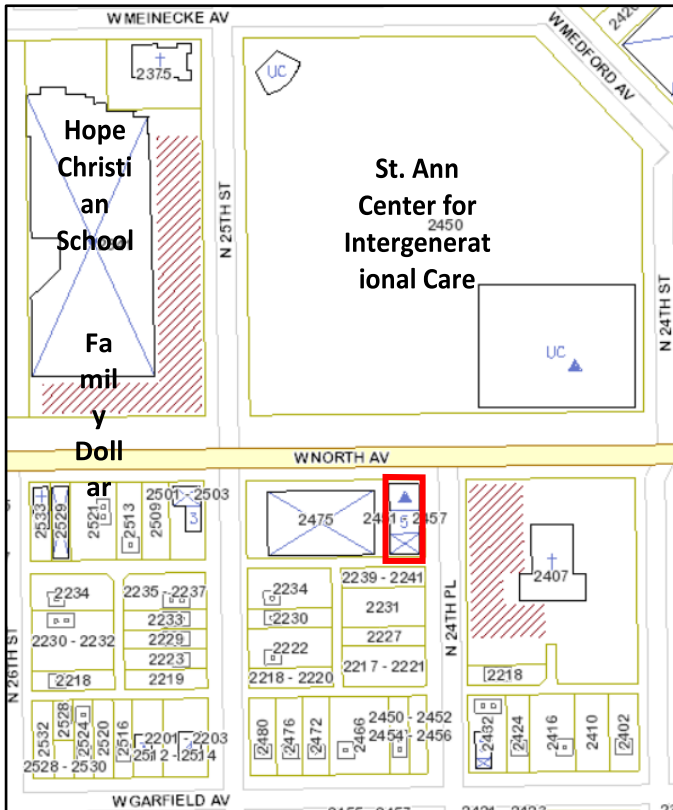
January 2, 2019

RESPONSIBLE STAFF

Matthew Haessly, Real Estate Specialist, DCD

PARCEL ADDRESS AND DESCRIPTION

2451-57 West North Avenue (the "Property"): A 21,134 SF building situated on a 6,740 SF parcel. The Property was acquired through property tax foreclosure in July, 2014 and is located in the Midtown Neighborhood.



**City
Parcel**

BUYER

EWS Electric & Industrial Trucking & Traffic Control LLC is solely owned by Mr. Ezzard White. Shortly after Mr. White graduated from Mississippi Valley State University in 1980, he was recruited by the Milwaukee Public Schools (MPS) system, becoming the first African American vocational teacher in electricity at Milwaukee Technical & Trade High School (now Bradley Tech). Shortly thereafter, Mr. White founded EWS Electric & Industrial Trucking & Traffic Control LLC and after 15 years with MPS, he left to work for himself full time.

In 2008, Mr. White created a 501(c)(3) not-for-profit organization named, "ONE Hope Made Strong" (OHMS). OHMS is an educational program designed to teach students a skill that would last for a lifetime. The tuition cost is minimal for a 12-week program, which meets three times a week and includes training in nine skilled building and trade categories: electrical fundamentals; conduit bending and basic wiring; electrical circuitry; general drafting and blueprint reading; building structures and foundations; carpentry; plumbing and heating, ventilation and air conditioning (HVAC) and refrigeration; and welding. The OHMS program is funded almost entirely by Mr. White. Graduates from the OHMS program have worked on the new Northwestern Mutual Tower and the Fiserv Forum. Other graduates are working for Roman Electric and Staff Electric.

PROJECT DESCRIPTION

The Property is occupied by two buildings that are connected with a common basement. The Property will be renovated in two Phases. Phase I will entail renovating the two-story building located near the south end of the Property as OHMS's permanent training facility. The anticipated completion schedule is fall 2019.

In Phase II, the Buyer intends to renovate the three-story, mixed-use building into eight two-bedroom apartments and possibly three retail spaces on the first floor. The Buyer intends to provide a refrigerator, stove and furnace in each apartment. The anticipated completion schedule is fall 2020.

The Buyer intends to restore and maintain the storefront glazing along North Avenue. The estimated budget is \$367,750 and will include a considerable amount of sweat equity.

PURCHASE TERMS AND CONDITIONS

The purchase price is \$5,000. The conveyance will be on an "as is, where is" basis, including all environmental conditions, if any. 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 Buyer understands that the proposed project may require certain City approvals, including, but not limited to, DNS and Board of Zoning Appeals, in addition to the approval of the Land Disposition Report.