

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

DATE

May 30, 2001

DEVELOPER AND PROPOSED REDEVELOPMENT

Fondy Food Center, Inc., a non-profit affiliate of the Hunger Task Force of Milwaukee. Michael Zeka is president of the new corporation.

The Fondy Food Center will be a public farmer's market with up to 48 truck stalls, a kitchen for the development of new food products and an enclosed market place for year-round shopping. The "incubator kitchen" will be available to area culinary entrepreneurs giving them the opportunity to develop and produce new food products that can be sold in the adjoining food market. The project has an estimated development budget of over \$4 million.

PAST ACTIONS

In July 2000, the Common Council approved the sale by the Redevelopment Authority of the Fondy Food Market at 2200 West Fond Du Lac Avenue and the adjacent vacant lot at 2144-48 West Fond du Lac Avenue to Fondy Food Center, Inc. Since that time, the Hunger Task Force has undertaken a fundraising campaign for the development of the public market.

PROPOSED REVISION TO THE DISPOSITION

The Fondy Food Center, Inc. would assign its right to purchase the properties to the City, which would accept title to the property at 2144-48 West Fond du Lac Avenue from the Authority. The Fondy Market at 2200 West Fond du Lac would not be conveyed to the Authority as originally authorized, but would remain in City ownership. The Fondy Food Center, Inc. would then lease the premises from the City and would redevelop the combined property as a public market. In addition, when the City acquires the adjoining vacant lot at 2210-24 West Fond du Lac through tax foreclosure, the portion of the property not needed for the realignment of West Meinecke Street would be included in the leased area.

LEASE TERMS AND CONDITIONS

The lease term would be for 50 years at a rental rate of \$1.00 per year. The Fondy Food Center would construct the improvements according to plans approved by the Department of City Development. The improvements will be City-owned. The Fondy Food Center would be required to maintain insurance.

FUTURE ACTIONS

Upon approval of this Report by your Honorable Body, the proper City officials will enter into a lease with the Fondy Food Center, Inc. in accordance with the terms and conditions expressed herein and contained in the form of contract and resolution referred to above.

Respectfully submitted,



Gregory J. Shelko
Manager, Real Estate and Development Services