

**BLIGHT DESIGNATION SUMMARY & LAND DISPOSITION REPORT  
REDEVELOPMENT AUTHORITY AND  
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

**RESPONSIBLE STAFF**

Dan Casanova, Economic Development (286-5921) & Karen Dettmer, Environmental Staff (286-5642)

**PROPOSED ACTION**

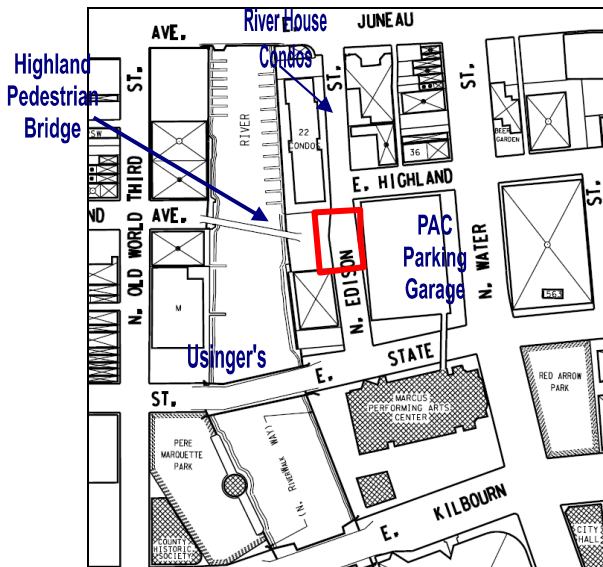
Declare the City-owned property at 1027 North Edison Street blighted pursuant to Chapter 66.1333, Wisconsin Statutes, for acquisition by the Redevelopment Authority. Ownership by the Authority is a requirement for application to the U.S. Environmental Protection Agency ("EPA") for a Brownfield Clean-Up Grant. This action also permits assignment from the City to the Authority of the Option to Purchase with Edison Green, LLC and to authorize utility and access easements between the City and Redevelopment Authority.

**BACKGROUND/ENVIRONMENTAL CONDITION**

The Common Council approved the sale of 1027 North Edison Street to Edison Green, LLC in December 2007 after publishing a Request for Proposal. The option was extended in July 2009. Predevelopment investigations revealed that the site is impacted with polycyclic aromatic hydrocarbons (PAH's) and metals associated with the fill material on the site and former use as a coal handling operation. The remediation strategy may involve soil removal and/or an engineered cap.

**PROPERTY**

1027 North Edison Street: a 19,985 SF vacant lot with 172' of frontage on Edison Street and the Milwaukee River. The lot was acquired in 1932 for snow storage and was last used as a City employee parking lot. Recently the site was used for staging Riverwalk and bridge construction. The property now has a public plaza and access area for the Milwaukee River Pedestrian Bridge.



View from Edison Street



View from Pedestrian Bridge



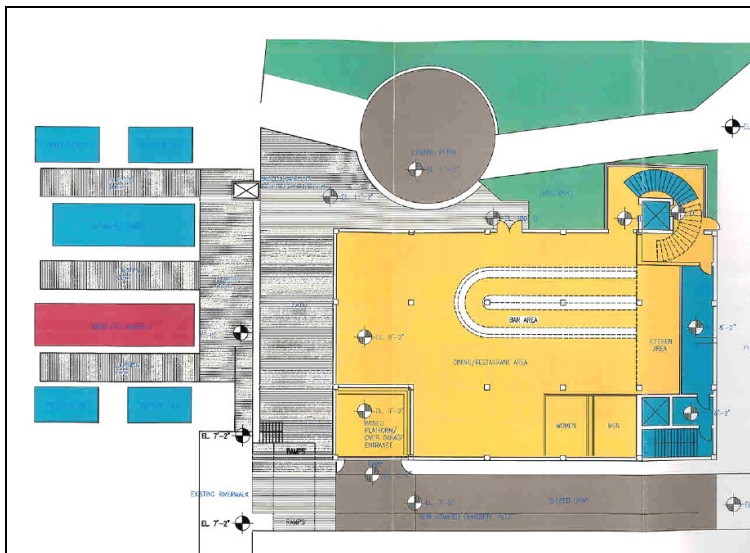
Public Plaza/Access Area

**REDEVELOPER**

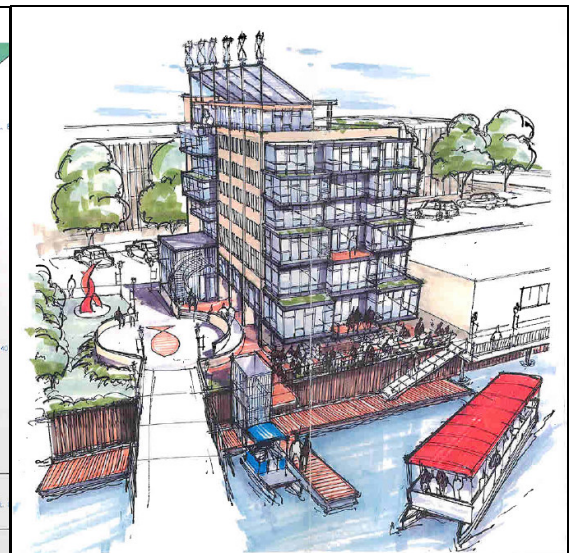
Edison Green, LLC, a new entity created by Russell Davis. Russell Davis owns and operates Café Vecchio Mondo on Old World Third Street and is co-owner of Riverwalk Boat Rentals. He also manages the Lakefront Palm Garden at the Lakefront Brewery.

**PROPERTY USE**

Construction of an eight-story, mixed-use building and Riverwalk segment. The building will contain a restaurant on the first floor, a banquet hall on the second floor, office condominiums on the third floor and residential condominiums on floors four through eight. The project also will have one level of underground parking. The building will contain many “sustainable” building concepts such as a green roof and rain garden. A public Riverwalk will be constructed along the river frontage connecting the existing Riverwalk segment to the south with the Highland Avenue pedestrian bridge and docks will be built for four boats. The project will create 35 full-time jobs paying an average wage of \$26/hour. Estimated project costs are approximately \$10.6 million and Edison Green will be meeting the City’s 25% EBE requirement for the full project. The portion of the property to the north of the Highland Avenue pedestrian bridge will remain an open public green space.



**Preliminary Site Plan**



**Preliminary Rendering**

**OFFER TERMS AND CONDITIONS**

The property will be sold for \$512,000. The original offer price was \$540,000, but was reduced by \$28,000 due to a permanent access easement that will be executed allowing access to the property owners to the north. A Purchase, Sale and Development Agreement for the full project will be entered into with Edison Green, LLC, including a \$10,000 Performance Deposit due at closing. Buyer was given a twelve-month option period for a \$10,000 Option Fee in July 2009. Closing will occur after initial remediation by the Authority and once the Buyer has final plans approved for permitting and financing in place. Construction will be expected to commence within three months of closing and the Buyer will have 18 months to complete construction.