

**ACQUISITION STAGE
RELOCATION PAYMENT AND SERVICE
PLAN**

For

**North 7th- West Garfield Avenue
(Bronzeville)
Project**

For

**Redevelopment Authority of the
City of Milwaukee
(RACM)
809 North Broadway
Milwaukee, Wisconsin 53202**

April 30, 2007

Prepared By

**Dettmann and Associates, LLC
2820 Farm Hill Court
Brookfield, Wisconsin 53005**



RELOCATION PAYMENT AND SERVICE PLAN

PROJECT:	North 7 th - West Garfield Avenue Bronzeville Cultural and Entertainment District City of Milwaukee
SUBMITTED BY:	Redevelopment Authority of the City of Milwaukee (RACM) 809 North Broadway Milwaukee, Wisconsin 53202
SUBMITTED TO:	State of Wisconsin Department of Commerce Relocation Unit Attn: Jim Frymark Bureau Director P.O. Box 7970 Madison, Wisconsin 53707
PREPARED BY:	Dettmann & Associates, LLC Delbert H. Dettmann, President 2820 Farm Hill Court Brookfield Wisconsin 53005 414.349.1977 DelDettmann@wi.rr.com

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1.0 INTRODUCTION

The Redevelopment Authority of the City of Milwaukee, herein referred to as the "Authority", adopted Resolution number 9911 on March 15, 2007. (See Exhibit A). The resolution changed the acquisition status of the properties at **411 West North Avenue and 521-35 West North Avenue** from non-acquisition to acquisition.

The resolution added the two (2) above named properties to Amendment No. 3 of the Redevelopment Plan for the North 7th-West Garfield Project area previously approved in 2005 in order to promote the development of the Bronzeville cultural and entertainment district. See Exhibit A.

This Plan will only address the two business operations currently impacted by this Project. As this project progresses additional business and/or residential parcels may be added to the two parcels identified in this Plan. When and if that occurs those parcels will be addressed as amendments to this Relocation Plan. Section 10.0 of this plan covers both the current displacees and any possible future business and residential displacees for this project. Plan amendments will be submitted to the Wisconsin Department of Commerce, Division of Community Development to identify any future acquisitions that would require relocation.

Both of business properties being acquired are owner occupied businesses.

The Authority has the power of eminent domain. Therefore, the Authority must plan and conduct the proposed acquisition in accordance with applicable statutes, including the State of Wisconsin Relocation Laws, Sec. 32.185-32.27 and Ch. COMM 202 of the Wisconsin Administrative Code. This Acquisition Stage Relocation Assistance and Payment Plan (Plan) is intended to satisfy the requirements of Sec. 32.25(1) of the Wisconsin Statutes. The Authority has retained Dettmann & Associates, LLC as its relocation consultant for this Project.

All of the funding for this Project is provided through the creation of a Tax Increment Funding District, with no federal funds being used.

In accordance with Wisconsin Statutes, Sec. 32.25, the Authority herein submits the Plan for the:

**North 7th- West Garfield Avenue
Bronzeville Cultural and Entertainment District
By the Redevelopment Authority
City of Milwaukee**

2.0 RELOCATION PROGRAM PLAN SUMMARY AND PROJECT DESCRIPTION

The purpose of this Plan is to minimize the hardship of displacement by assuring:

1. That the displaced occupant ("displacees") of residential and/or business property shall receive relocation payments in accordance with respective state of eligibility and that all payments will be processed in a timely manner.
2. That the displacees will be given adequate time to relocate, and will not be required to move until a comparable replacement site is made available.
3. That the displacees will be provided assistance when filing relocation claims and compensated for actual and reasonable costs for services required to prepare such claims in accordance with Ch. 202.52(1) (N).
4. That the displacees of residential property will be assisted in finding decent, safe, and sanitary housing within their financial means, in neighborhoods not less desirable, appropriate to their requirements, and available to them regardless of race, color, religion, national origin, sexual orientation or source of income.
5. That business operators will be assisted in finding comparable or suitable sites for the continuation of their business operations.

This Plan was developed to ensure that the occupants (displacees) are granted their relocation rights and benefits.

The displacees affected by this project were interviewed by Delbert H. Dettmann of Dettmann & Associates, LLC on March 29, 2007 to determine their relocation needs and to explain the relocation program and eligibility requirement. That information is the basis for the Relocation Plan, which demonstrates how the relocation benefits will be established.

It should be noted that the payment amounts cited in this Relocation Plan do not necessarily set specific payment levels for the occupants being displaced. Actual relocation payments and services provided by the Authority will be based on the comparable properties available in the community at the time of acquisition and other factors consistent with requirements of COMM 202 of the Wisconsin Administrative Code.

The Authority further assures that it will not proceed with any property acquisition activities until approval of its Plan has been received, in writing, from the State of Wisconsin, Department of Commerce, Division of Community Development.

PROJECT DESCRIPTION

Since 2002, the Authority has been engaged in developing an African American Cultural and Entertainment District in an area on West North Avenue between Dr. Martin Luther King Jr. Drive on the east and North 7th Street to the west. This area is currently referred to as the Bronzeville District.

Currently, the Authority has properties available for redevelopment in this area. Redevelopment of these and future properties will compliment the existing renaissance of the area. Already established in the Bronzeville area are the nationally acclaimed Black Holocaust Museum, the Greer Oaks Gallery (hand carved wood designs) and artist Gerald Duane's home and studio. Additionally, the Milwaukee Economic Development Corporation has provided grants and loans for the Finesse Jazz supper club, Garfield's 502, the Milwaukee Urban League Center, Soche's and Gee's Clippers and Hair Design. Projects in planning and development stages include Terry Porter's Sports Entertainment – a mixed use sports themed entertainment venue, shops, restaurants, condominiums and rental unites. The former Garfield Elementary school may be developed as a Bronzeville cultural center with theater space, galleries and office space for performance groups.

The renaissance of the area as evidenced by the numerous cultural projects and developments which has necessitated that the Authority acquire the two (2) business properties named in the Plan. These properties will then have a more productive use compatible with the developing cultural and entertainment district.

Every effort will be made by the Authority to accommodate the displacees' choices. All benefit packages will be fairly administered in accordance to the above referenced codes and acts. This Plan was developed to ensure that the rights and benefits of the displacees are fairly administered.

3.0 PROJECT ADMINISTRATION

The Acquisition Stage Relocation Payment and Service Plan (Plan) will be administered by Dettmann & Associates, LLC staff. The Plan phase of the Project was conducted by Delbert Dettmann, President. Dettmann & Associates, LLC will also provide relocation benefit assistance to the project displacees. Rhonda Szallai, Real Estate Specialist for the Department of City Development, City of Milwaukee may also assist in relocation services if needed. The office of Dettmann & Associates is located at 2820 Farm Hill Court, Brookfield, Wisconsin 53005. Telephone 414.349.1977.

3.1 Preparation of the Plan

The Plan was prepared by Delbert Dettmann, President of Dettmann & Associates, LLC. It should be noted that neither Dettmann & Associates, LLC, nor Mr. Dettmann or Ms. Szallai have any interest in the properties being acquired, nor do they have any association with individuals or organizations who may be affected by or stand to benefit from any relocation activities occasioned by this Project.

3.2 Survey Interviews

The personal interviews were conducted on March 29, 2007. The occupancy status, to our knowledge, has not changed since that timeframe. The displacees who will be affected by the acquisition project have received a letter informing them of the Authority's intent to acquire the property that they occupy, including an explanation of the basic relocation policies and payments. The displacees received a copy of the Wisconsin Department of Commerce brochure entitled, "Wisconsin Relocation Rights" for business displacees.

3.3 Relocation Office

A project site office will not be necessary for this project. On-site, evening and weekend appointments can be arranged.

3.4 Competitive Displacement

The Authority has informed Dettmann & Associates, LLC that there are no other projects, currently or in the foreseeable future that will compete with the displacees of this project.

3.5 Project Timetable

The target dates for the various phases for the Project are as follows:

Project Planning/Modifications	In Process
Appraisal	In Process
Negotiation/Acquisitions	June 2007 through October 2007
Relocation	June 2007 through April 2008
Demolition	Upon the vacation of each property

The Authority will not require the displacees to vacate until a comparable or suitable replacement property is made available to them. Further, the timetable as indicated may be changed if necessary to ensure compliance with the statutory requirements.

4.0 RELOCATION PROGRAM PLAN

The occupants who will be affected by this project were interviewed by Delbert H. Dettmann of Dettmann & Associates, LLC and accompanied by Dwayne Edwards, Real Estate Specialist, Department of City Development, City of Milwaukee for the purpose of determining their relocation needs and to explain the relocation program and eligibility requirements. The information obtained in the interviews is the basis for formulating the Plan and to demonstrate how their benefits will be established.

The business occupants affected by this project are aware of the proposed project and of Authority's interest in purchasing the property. The displacees expressed no opposition to this project during the interviews.

It is the intent of the Authority through this Plan to minimize the hardship of displacement by assuring:

1. That the displacees shall receive their relocation payments in accordance with their respective state of eligibility and that all payments will be processed in a timely manner.
2. That the displacees will be given adequate time to relocate, and that no displacee will be required to move until a comparable replacement site is made available.
3. That the displacees will be provided assistance when filling their relocation claims and compensated for actual and reasonable costs for services required to prepare such claims in accordance with COMM 202.52(1) (N).
4. That the displaced residential occupants be assisted in finding decent, safe, and sanitary housing within their financial means in neighborhoods not less desirable, appropriate to their housing requirements, and available to them regardless of race, color, religion, national origin, sexual orientation or source of income.
5. That the displaced business occupants will be assisted in finding comparable and suitable sites for the continuation of their business operations.

5.0 RELOCATION PROGRAM RESIDENTIAL STANDARDS

There are no Residential Properties and/or Displacees in this project identified at this time. However, should any said residential displacees be added to the project, the Authority would follow the residential relocation standards and amendments would note said standards for any residential displacees. These standards include:

- Financial Means
- Occupancy Standards- Rooms/Bedrooms Needed-Habitable Area
- Physical Standards
- Environmental Standards
- Number of Comparable Properties Available
- Number of Comparable Properties Expected to be Available including Public and Subsidized Housing
- Incidental Expenses
- Additional Criteria and Standards for the Actual Payment Computations.

6.0 DISPLACEMENT CHARACTERISTICS

6.1 Business Characteristics

The Business Operations interviewed for this Project were aware that their businesses were located in the Project boundary, and they would be required to relocate or terminate their business after their property was acquired by the Authority .

The business characteristics are summarized as follows:

Cases B-1 thru B-2

Case B-1: 411 West North Avenue

This business is identified as Grant's Soul Food. It is a sole proprietor owner operated diner and carry-out restaurant.

The restaurant has been in operation since 1970 under the current operator. In 1994 the current operator purchased the property and has continued to operate the establishment.

The building is a single story structure of approximately 1800 square feet. It has a small basement of approximately 500 square feet. The property can accommodate off street parking for approximately 10-12 vehicles. The business is open 7 days a week between the hours of 6:00 am and 10:00 pm.

There are four (4) full-time and two (2) part-time employees.

All of the equipment in the restaurant is of standard quality and is owned by the operator.

The operator claims to generate gross earnings under \$200,000.

The owner/operator is considering going out of business due to age and years in the business. The displacee would be eligible for a payment in lieu, which this Plan identifies for this business. It should be noted from the comparable properties identified in this Plan that there would be available replacement business properties for this business to relocate to should it choose not to go out of business. The Authority will obtain a fixture and equipment appraisal for this parcel to assist in the negotiation and moving process. The owner does not seriously object to the Project and the benefits provided by the Authority.

Case B-2: 521-535 West North Avenue

This business is identified as Roller Enterprises LLC. The business is known as North Avenue Big Load Coin Laundry.

The property being acquired is a single story building of approximately 3100 square feet. It contains a small office and the balance of the building contains coin operated washers and dryers. It also contains related equipment such as carts, tables, chairs, coin dispensing machines.

The property was purchased in December 2002 and remodeled by the current owner/ operator. It is their only location. They employ one (1) full-time and one (1) part-time employee. The hours of operation are 7 am to 10 pm and it is open seven (7) days per week. The Owner estimates gross annual income of approximately \$180,000.

The site contains off-street parking for approximately twenty-five (25) vehicles. A future location could adequately contain less than that number of off-street parking spaces.

The owner operator wishes to remain in the same type of business and would like to remain in the same area. The owner states that he would consider an area bounded by Silver Spring Drive to the north, Humboldt Avenue to the east, 92nd Street to the West and State Street to the south, all in the City of Milwaukee. The Authority will obtain a fixture and equipment appraisal to assist in the negotiation and move of this business.

The owner operator states that they understand the importance of redevelopment of the area and do not seriously object to the relocation.

6.2 Potential Relocation Hardships

None

6.3 Minority Occupants

Both displacees are minority owner occupants.

7.0 REPLACEMENT RESOURCES

This section identifies and describes replacement business resources currently available, or will be available for the business displacees.

7.1 Assurance of Resources

This relocation program for this project as developed in this Plan is realistic and adequate to provide for an orderly, timely and efficient relocation. Thus, the Authority assures that there will be sufficient replacement business sites made available before the subject occupants are required to move.

The inventory of comparable/suitable replacement business sites were developed by surveying the Metropolitan Milwaukee Area. It would appear from talking with various commercial and industrial brokers that given the time frame to relocate there should be an adequate amount of business properties available for the displacees to choose from.

7.2 BUSINESS RESOURCES – PURCHASE

Unit Address	Building Type	Square Feet	Zoning	Present Use	Sale Price	Source of Listing
1. 3714 West Martin Luther King Drive Milwaukee, WI 53206	1 story commercial building	1,863	LB2 commercial	Tavern	\$139,500	MLS
2. 3615 W. Villard Avenue Milwaukee, WI 53209	2 story commercial Retail/residential	2,079	LB2 Commercial	Vacant	\$140,000	MLS
3. 3809 W. North Avenue Milwaukee, WI 53208	2 story commercial Retail/residential	6,000	LB2 Commercial	Occupied	\$160,000	MLS
4. 3825 W Center Street Milwaukee WI 53210	2 story commercial Retail/office	3,600	LB2 Commercial	Vacant	\$169,900	MLS
5. 7826 West Burleigh Milwaukee WI 53222	1 story commercial Retail	3,584	LB2 Commercial	Vacant	\$189,900	MLS
6. 4191 North Green Bay Avenue Milwaukee WI 53209	1 story commercial Retail/residential	1,990	LB1 Commercial	Occupied Restaurant	\$195,000	MLS
7. 832 East Meinecke Milwaukee WI 53212	1 story commercial Retail/residential	2,653	RT4 Res/Comm	Vacant	\$196,000	MLS
8. 2025-27 N Fond du Lac Avenue Milwaukee WI 53205	2.5 story commercial Retail/office	3,472	LB2 Commercial	Occupied Lower vacant	\$200,000	MLS
9. 8532 W Lisbon Ave Milwaukee WI 53222	1 story commercial Retail	3,320	LB2 Commercial	Occupied	\$249,900	MLS
10. 411 South Hawley rd Milwaukee WI 53214	1 story commercial Retail	3,003	LB1 Commercial	Vacant	\$325,000	MLS
11. 8320 West Lisbon ave Milwaukee WI 53222	1 story commercial Retail	4,120	LB2 Commercial	Occupied	\$329,000	MLS

See Exhibit B for Property Data Information

8.0 RELOCATION FEASIBILITY AND PAYMENT PLAN

8.1 Moving Payment – Business

All lawful occupants will be eligible to move on an actual cost basis. This payment includes reimbursement for reasonable and documented costs incurred when searching for a replacement, moving personal property to the replacement site, including disconnecting and reconnecting of utilities and equipment and for the direct loss of personal property. The business operation may be eligible to receive a "fixed amount" (payment in lieu) in place of an "actual cost" moving payment, providing the type of business and nature of the clientele may require a location near the displacement property and a suitable replacement site may not be available, and the business is not part of a commercial enterprise having more than three other establishments not being displaced and engaged in the same or similar business under the same ownership. The fixed payment shall be equal to the average annual net earnings for the business, but not less than \$1,000 nor more than \$20,000.

8.2 Replacement Business Payments

Owners – An owner who owns both the real property to be acquired and the business conducted on this property for one year or more, prior to the start of negotiations, will be eligible to receive up to \$50,000 in reimbursement for the higher, reasonable costs incurred upon purchasing a replacement business. This payment may include (1) the difference between the price received for the replacement property, up to an amount established as a reasonable cost for a comparable replacement property; (2) the difference between old and new mortgage interest rates, if there was a valid mortgage or land negotiations; and (3) incidental closing costs incurred when purchasing a replacement facility. Items #1, #2 and #3 combined may not exceed the maximum amount of \$50,000.

Tenants – A lawful occupant who has rented and operated a business for one year or more prior to the start of negotiations, will be eligible to receive (1) a rental assistance payment not to exceed \$30,000 or (2) if the tenant occupant desires to purchase a replacement site, the occupant may receive an amount up to \$30,000 for a down payment and reimbursement for actual expenses incidental to the purchase. This payment may not exceed the amount necessary to rent a replacement site.

8.3 Reestablishment Payment – Business

The Authority shall compensate a displaced lawful occupant for actual and reasonable expenses necessary to reestablish their business, not to exceed \$10,000, unless payment for such expenses is provided under Wis. Stats. 32.19 (4m) (Business Replacement Payment).

Such expenses not typically provided under Wis. Stats. 32.19 (4m) are listed as follows:

1. Installation costs for exterior signing to advertise the business.
2. Provision of utilities to improvements on the replacement site.
3. Advertisement/announcing of the replacement location.

8.4 RELOCATION FEASIBILITY ANALYSIS BUSINESS OR FARM

RELOCATION FEASIBILITY ANALYSIS BUSINESS

DATA ON ACQUIRED UNIT	1. Parcel or Unit Number	B-1	B-2
	2. Occupants Status Owner or Tenant	Owner	Owner
	3. Type of Business or Farm	Restaurant- Counter/Tables	Laundromat
	4. Length of Occupancy	Since 1970	Since 2002
	5. Size of Occupied Area (sq ft)	Approx. 1,600 S/F	Approx. 3,097 S/F
	6. Estimate of Parking Spaces Required	2-6 On-Site	10-25 On-Site
	7. Trade Fixtures Included	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	8. Equipment Requiring Special Move	None	None
	9. Farm Size or Tillable Acreage	N/A	N/A
FINANCIAL INFORMATION	10. Estimated Annual Gross Income	Confidential	Confidential
	11. Current Rent	N/A	N/A
	12. Assessed Value of Acquired Property	\$128,000	\$240,000
	13. Special Features Needed	On Site Parking	On Site parking
RELOCATION NEEDS	14. Area Acquired	1,600 S/F Plus	3,100 S/F Plus
	15. Probable Status Owner or Tenant	Owner	Owner
	16. Number of Comparables Available	11	11
COMPARABLE ANALYSIS	17. Number of Comparables Expected at Displacement	2 or more	3 or more
	18. Range of Sale Price or Rent of Comparables	\$139,500 to \$329,000	\$139,500 to \$329,000
	19. Comparable From Exhibit B	Exhibit B	Exhibit B
	20. Most Comparable Unit Number and Price	N/A Going out of Business	#9 \$249,900
	21. Move Cost (A) Actual (PIL) Payment in Lieu	PIL Up to \$20,000	A \$ 85,000
PAYMENTS AND ESTIMATES	22. Tenant Replacement Payment: R = Rent Differential D = Down Payment	R <u>N/A</u> \$ D <u>N/A</u> \$	R <u>N/A</u> \$ D <u>N/A</u> \$
	23. Owner Replacement Payment	\$ N/A	\$ 9,900
	24. Closing and Incidental Cost Payment	\$ N/A	\$ 3,500 Est.
	25. Mortgage Refinancing Cost Payment	\$ N/A	\$ 1,000 Est.
	26. Reestablishment Cost Payment:	\$ N/A	\$ 10,000

8.5 TOTAL ESTIMATED RELOCATION PAYMENTS

Business Occupants

Actual Moving Payments	\$	85,000
Payment in Lieu	\$	20,000
Owner Business Replacement Payments	\$	14,400
Tenant Business Replacement Payments	\$	N/A
Reestablishment Expense	\$	10,000

Total Estimated Relocation Payments **\$129,400***

* Should the owner of business B-1 decide not to go out of business the business would be eligible for a business replacement payment of up to \$50,000. In addition there could be actual moving payments, and a reestablishment payment that could easily exceed the \$20,000 Payment In Lieu used for this Plan

9.0 RELOCATION SERVICE PLAN

9.1 Residential Displacees

None in this Project.

9.2 Business Displacees

1. Commercial Projects Assurances – Assist owners/tenants of displaced business concerns in obtaining and becoming established in suitable business locations.
2. The displaced business properties affected by this proposed project will be assisted in their relocation in the following manner:
 - a. Maintaining listings of operable business properties.
 - b. Maintaining close contact with local real estate agencies and brokers dealing in business properties.
 - c. Informing business concerns of the Small Business Administration entitlements when federal aid is involved.
 - d. Contacting local development corporations and other similar organizations to make available all assistance possible.
 - e. Assist in obtaining or transferring business permits and licenses.
 - f. Assist in securing and making moving arrangements.
 - g. Joint development of inventory of personal property to be moved.
 - h. Advise business operators in site management procedures and occupancy terms and conditions.
 - i. Advise them of their relocation claim entitlements and assist in filing the claim with full documentation.
3. Contact with each displaced business unit will be made at regular intervals during which various leads or referrals will be offered. Visitations will be geared to the complexity, specific needs, and the level of availability and will be repeated until the relocation agent's responsibilities are discharged completely and fully in compliance with the spirit of the program.

9.3 Administrative Assurances

The Authority, in administering this Relocation Assistance Service Plan, will take all appropriate measures necessary to minimize displacement hardships. The displacees will be provided the time and assistance necessary for them to find comparable replacement or suitable properties. In addition, the Authority assures:

1. That a Notice of Eligibility Letter will be provided either by personal delivery or by registered mail, informing the displacees of their eligibility for relocation

assistance and payments. Further, all the displacees will receive this notice within 30 days after the start of negotiations.

2. That a "Ninety Day Assurance Letter" can either be provided to the displacees after the property has been acquired or at least 90 days prior to the date on which they must vacate the property. This will provide advance notice of the displacee's moving date and availability of relocation assistance.
3. That all relocation claims be paid promptly and to the full amount, which the displacee is eligible to receive.
4. That the Authority will prepare and submit to COMM, a case report describing the relocation of the displaced person/business. This report will be submitted upon completion and close-out of the case file.

9.4 Property Management Policy

Upon acquisition of the subject property, a use and occupancy agreement will be executed between the displacees and the Authority, and such agreement will define the conditions of the occupancy and areas of responsibility. The agreement will include the provision that – No persons occupying real property may be required to move from his/her residence without at least a 90 day written notice of the intended vacation date from the acquiring agency. The displacee shall have 30 days of rent-free occupancy commencing with the next 1st or 15th day of the month after title vests in the acquiring agency, which ever is sooner. Furthermore, the occupant will not be required to vacate until a comparable replacement property is made available.

9.5 Grievance Procedures

1. Administration Appeal – If a displacee has a grievance regarding relocation or payments, he/she may appeal by submitting a letter request or otherwise make known to Mr. Joel T. Brennan, Assistant Executive Director-Secretary of the City of Milwaukee Redevelopment Authority, all the facts and reasons he/she believes reconsideration is warranted.

The Director shall review the initial determination made, which resulted in the dispute along with any new information presented.

Upon completion of the review, all applicable documentation together with a recommendation for disposition shall be conveyed to the displacee, in writing, within 30 days after receipt of the appeal.

2. Appeals to the Department of Commerce. P.O. Box 7970, Madison, Wisconsin 53707. The displacee may, prior to commencing court action against the Authority under Section 32.20, petition the COMM for a review of their claims setting forth their reasons for dissatisfaction. COMM may then conduct an informal review of the satisfaction and attempt to negotiate an acceptable solution. If an acceptable solution cannot be negotiated within 90 days, COMM will then notify all parties, and the displacee may then proceed if they wish under Wis. Stats. 32.20.
3. Legal Action (Wis. Stats. 32.20) – This action would be commenced in the State Circuit Court, Milwaukee County, State of Wisconsin.

9.6 Eviction Policy

The Authority will exercise its Eviction Policy as a means to vacate property it has acquired only as an action of last resort and providing:

1. The eviction does not affect the eligibility of the displaced person for relocation payments.
2. The eviction does not occur without at least 90 days written notice of the intended vacation date.
3. The eviction will be undertaken only for one or more of the following reasons:
 - a. material breach of rental agreement,
 - b. maintenance of a nuisance or use of a premise for illegal purposes,
 - c. refusal to accept one or more referrals that are similar in major characteristics, functionally equivalent and meets all applicable federal, state or local codes required,
 - d. the eviction is required by state or local law and cannot be prevented.

9.7 Procedures for Processing Claims

All eligible claimants at the time of their displacement will file their claim for payment with a relocation consultant/employee yet to be named. The claim will be reviewed for eligibility, documentation, reasonableness of cost and filing date. Upon approval by the chosen consultant/employee, the claim will be forwarded to the Authority's accounting/purchasing section for payment. Time period for all payments from the date of filing should not exceed 30 working days.

9.8 Termination of Assistance

Relocation assistance will be offered until the subject displacees have filed for and received all relocation payments due.

10.0 Relocation Plan Assurances

I hereby certify upon my belief that this Relocation Plan contains accurate information and has been prepared in accordance with, and adequately provides for, the delivery of relocation services and payments prescribed under Wisconsin's Relocation Assistance Act, Wis. Stats. 32.185-32.27, and COMM 202, Wisconsin Administrative Code. I further assure that:

1. Relocation Staff who will implement this plan are familiar with the contents and the requirements of Wisconsin relocation law and COMM 202.
2. Sufficient funds have been approved, reserved, set aside or otherwise committed to cover the anticipated relocation costs described in this plan.
3. Families and individuals will have full opportunity to occupy comparable, decent, safe and sanitary housing.
4. Businesses and farms will be provided maximum assistance in reestablishing with a minimum of delay or loss of earnings.
5. Relocation payments will be made promptly by the agency and to the full extent for which displaced persons are eligible.
6. Project and program activities are planned and will be carried out in a manner that minimizes hardships to displaced persons.
7. Relocation will be carried out in a manner that will provide the greatest possible choices within the Community's total housing supply; lessen racial, ethnic and economic concentrations; and facilities desegregation and racially inclusive patterns of occupancy and use of public and private facilities.
8. The relocation process and delivery of payments and services will not result in separate treatment of displaced persons.
9. All displaced persons will be given a reasonable period of time to move and no one will be required to move unless a comparable replacement property is available or provided for.
10. Relocation assistance and advisory service will be provided in accordance with the needs of those persons to be displaced, including, but not limited to, social service referrals, job counseling referrals, housing referrals, and counseling and transportation to available replacement housing, if necessary.

Joel T. Brennan

Name (Officer or Agency Head)

Assistant Executive Director-Secretary
City of Milwaukee Redevelopment Authority

5/1/07

Date

Joel T. Brennan
Signature

EXHIBIT A

PROJECT BOUNDARY MAP AND RESOLUTION

N. 7th – W. Garfield Avenue
(Bronzeville) Amendment 3

Map 3

See next two (2) pages

203 202 201

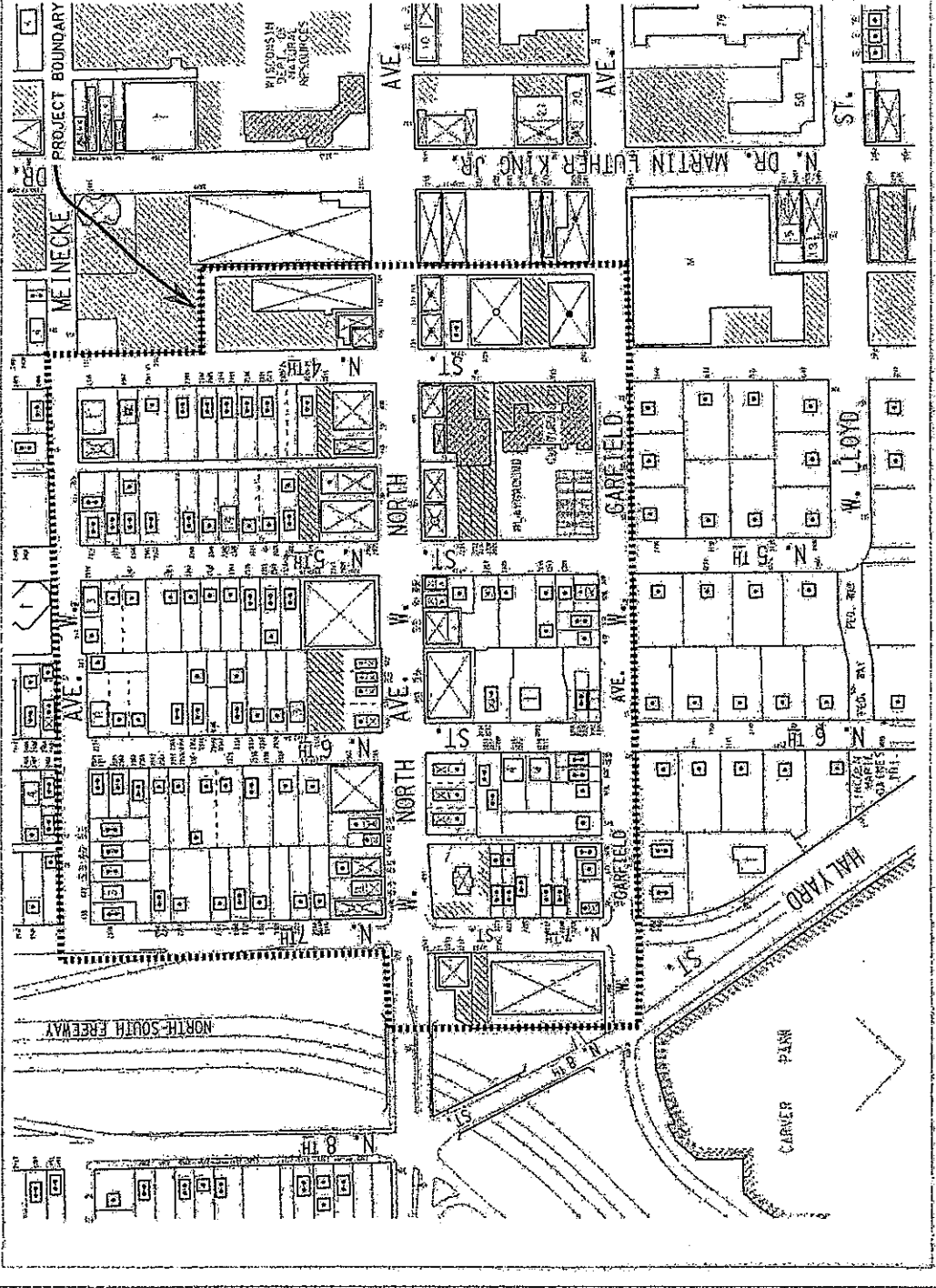
LEGEND

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[Symbol]	STUDIO / MEDICAL
[Symbol]	VACANT PARCEL
[Symbol]	NON - PUBLIC EDUCATION
[Symbol]	PUBLIC BUILDING
[Symbol]	MANUFACTURING AND WAREHOUSING
[Symbol]	ACCESSORY BUILDING
[Symbol]	CENETERY
[Symbol]	TENNIS COURT
[Symbol]	BASKETBALL COURT
[Symbol]	JORNATORY

PROPOSED LOT LINE
 THIS MAP IS PREPARED BY THE APPLICANT, REPRESENTING HIS OWN INFORMATION AND BELIEFS. THE APPLICANT HAS BEEN ADVISED BY THE APPLICANT'S ATTORNEY THAT THE APPLICANT'S INFORMATION IS COMPLETELY CORRECT AND THAT THE APPLICANT HAS THE NECESSARY RIGHTS AND INTERESTS IN THE PROPERTY TO BE MAPPED HEREON. THE APPLICANT HAS BEEN ADVISED BY THE APPLICANT'S ATTORNEY THAT THE APPLICANT'S INFORMATION IS COMPLETELY CORRECT AND THAT THE APPLICANT HAS THE NECESSARY RIGHTS AND INTERESTS IN THE PROPERTY TO BE MAPPED HEREON.

REDEVELOPMENT PROJECT
 N. 7th - W. Garfield Avenue
 (Bronzeville) Amendment 3
 REVISED PROPOSED
 LAND USE PLAN
 MAP NO. **3**
 DATE 9/29/2006

APPLICANT: [Name]
 PREPARED BY: [Name]
 DATE: 9/29/2006



Redevelopment Authority of the City of Milwaukee

Resolution No.: 9911
Adopted on: March 15, 2007
Project Area: North 7th/West Garfield Avenue (Bronzeville)
Aldermanic District: 6th

Resolution changing the acquisition status of the properties at 411 West North Avenue and 521-35 West North Avenue.

Whereas, The Amendment No. 3 for the Redevelopment Plan for the North 7th-West Garfield Avenue Project Area was approved in 2005, and designated a number of properties for acquisition in order to promote development of the Bronzeville Cultural and Entertainment District; and

Whereas, The Amendment No. 3 did not designate the properties at 411 West North Avenue and 521-35 West North Avenue for acquisition, but included a mechanism to allow the Authority to change the acquisition status of parcels within the project boundary if the property is deemed necessary to carry out the intent of the Plan; and

Whereas, Acquisition of these parcels will facilitate redevelopment of adjacent Redevelopment Authority property and promote the orderly redevelopment of the Bronzeville District.

Whereas, The property owners received the required 10-day notice of the Authority's action and a public hearing was held on March 15, 2007 on the change in acquisition status; now, therefore, be it

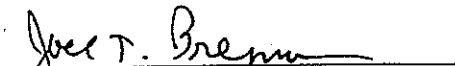
Resolved, By the Redevelopment Authority of the City of Milwaukee that the status of the properties at 411 West North Avenue and 521-35 West North Avenue is changed from non-acquisition to acquisition; and, be it

Further Resolved, That if the Authority staff commences acquisition pursuant to Chapter 32.05, of the Wisconsin Statutes and shall prepare a relocation plan as required by Wisconsin Statutes.

CERTIFICATION

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)



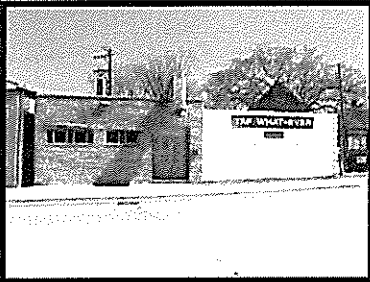
Joel T. Brennan
Assistant Executive Director-Secretary

EXHIBIT B

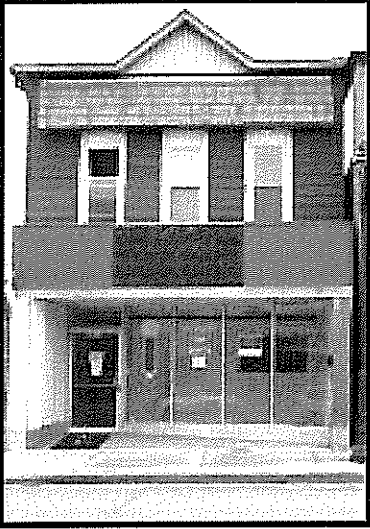
Comparable Property Data Information

See next six (6) pages

Address: 3714 N Martin Luther King Dr -18 , Milwaukee , Wisconsin , 53206-3333 **County:** Milwaukee 1.

	MLS #:	903908	Status:	Pending
	Category:	Comm/Industrial	List Price:	\$ 139,500
	VR Price:		Gen. Tax:	\$ 1,405
	Year Built:	1923	Sq. Ft.:	1,863
	Lot Size:	2,640 Sq Ft	Parking:	0
	Zoning:	LB2	Occupied:	Y
	Type:	Com	For Sale/Lease:	For Sale
	Lease Amount:	\$ 1,000 per Month	Year Established:	1960
	Business Name:	Tap Whatever	Industrial Park Name:	
	Sched. Gross Income:	\$ 12,000	Net Operating Income:	\$ 0
Gross Oper. Income:	\$ 24,000	Total Oper. Expense:	\$ 24,000	
Average Rent/Sqft:	\$ 13.00	Vacancy Allowance:	10.00	
Type Commercial: Retail Type Industrial: Other Occupied: Not Vacant Location: Corner; Free Standing; Near Public Transit	# of Acres: Less than 1/2 Road Frontage: Town/City Road; High Visibility; Paved Road; Near Public Transit Proximity to HWY: 0-1 Miles	Exterior: Brick; Stone Heating/Cooling: Natural Gas; Central Air; Forced Air Water/Waste: Municipal Water; Municipal Sewer		
Remarks: Long established tavern priced for a quick sale. Hurry, Hurry, won't last long! Directions: Martin Luther King Drive to Property. Coordinates: 37N 3W				
Listing Office: Realty Executives - Integrity				


Address: 3615 W Villard , Milwaukee , Wisconsin , 53209-4713 **County:** Milwaukee 2.

	MLS #:	899523	Status:	Active
	Category:	Comm/Industrial	List Price:	\$ 140,000
	VR Price:		Gen. Tax:	\$ 2,823.63
	Year Built:	1894	Sq. Ft.:	2,079
	Lot Size:	TBV	Parking:	3
	Zoning:	LB2 Commerical	Occupied:	N
	Type:	Com	For Sale/Lease:	For Sale
	Lease Amount:		Year Established:	
	Business Name:		Industrial Park Name:	
	Sched. Gross Income:	\$ 0	Net Operating Income:	\$ 0
Gross Oper. Income:	\$ 0	Total Oper. Expense:	\$ 0	
Average Rent/Sqft:	\$ 0.00	Vacancy Allowance:	0.00	
Type Commercial: Other Type Industrial: Other Occupied: Vacant Location: Free Standing; Business District; Near Public Transit	# of Acres: Less than 1/2 Road Frontage: Interstate Access; Near Public Transit Proximity to HWY: 1-3 Miles	Exterior: Aluminum Heating/Cooling: Natural Gas Water/Waste: Municipal Water; Municipal Sewer		
Remarks: Looking for a commercial building, ideal for salon or barber shop, in a high traffics area. Best of all you can rent the upper 2 bedroom for additional cash flow. Directions: Sherman Blvd - East on Villard to property Coordinates: 52N 36W				
Listing Office: Morgan Crest Realty				

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Address: 3809 W North Ave , Milwaukee , Wisconsin , 53208-1352 County: Milwaukee 3.


	MLS #: 904638	Status: Active
	Category: Comm/Industrial	List Price: \$ 160,000
	VR Price:	Gen. Tax: \$ 5,985
	Year Built: 1923	Sq. Ft.: 6,000
Lot Size: 3600	Parking: 2	
Zoning: LB2	Occupied: Y	
Type: Com	For Sale/Lease: For Sale	
Lease Amount:	Year Established:	
Business Name:	Industrial Park Name:	
Sched. Gross Income: \$ 15,000	Net Operating Income: \$ 0	
Gross Oper. Income: \$ 15,000	Total Oper. Expense: \$ 0	
Average Rent/Sqft: \$ 0.00	Vacancy Allowance: 0.00	

Type Commercial: Retail; Wholesale; Office (s)	# of Acres: Less than 1/2	Exterior: Brick
Type Industrial: Other	Road Frontage: Town/City Road	Heating/Cooling: Natural Gas; Central Air; Forced Air
Occupied: Not Vacant	Proximity to HWY: 0-1 Miles	Water/Waste: Municipal Water
Location: Free Standing; Business District		

Remarks: Great property. Priced way below assessment! Tenants pay all utilities. 3 bedroom apartment on 3rd floor has great potential after renovations.
Directions: North Avenue to 38th Street.
Coordinates: 23N 38W

Listing Office: Revolution Realty

Address: 3825 W Center -29 , Milwaukee , Wisconsin , 53210-2555 County: Milwaukee 4.

	MLS #: 907450	Status: Active
	Category: Comm/Industrial	List Price: \$ 169,900
	VR Price:	Gen. Tax: \$ 3,028.49
	Year Built: 1922	Sq. Ft.: 3,600
Lot Size: unknown	Parking: 0	
Zoning: comm	Occupied: N	
Type: Com	For Sale/Lease: For Sale	
Lease Amount:	Year Established:	
Business Name:	Industrial Park Name:	
Sched. Gross Income: \$ 0	Net Operating Income: \$ 0	
Gross Oper. Income: \$ 0	Total Oper. Expense: \$ 0	
Average Rent/Sqft: \$ 0.00	Vacancy Allowance: 0.00	

Type Commercial: Retail; Office(s); Recreational; Other	# of Acres: Less than 1/2	Exterior: Brick
Type Industrial: Other	Road Frontage: Town/City Road; Near Public Transit	Heating/Cooling: Hot Water/Steam
Occupied: Over 20% Vacant	Proximity to HWY: 1-3 Miles	Water/Waste: Municipal Water; Municipal Sewer
Location: Free Standing; Near Public Transit		

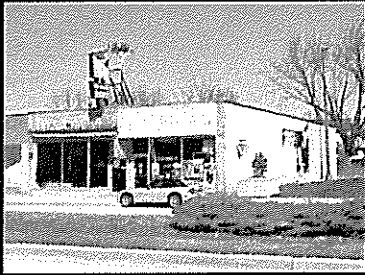
Remarks: Nice all brick building with new roof, security doors, some new doors, new carpet, fresh paint, updated electric. Has one boiler and one hot water heater. Has two one bedrm apartments on the upper level and two store fronts on the main level. Clear Channel has a billboard on roof with lease for two more years that carries over with new owner.
Directions: center to 38th street
Coordinates: 27N 38W

Listing Office: Buyhouse.com

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Address: 7826 W Burleigh St, Milwaukee, Wisconsin, 53222-4915 **County:** Milwaukee 5.

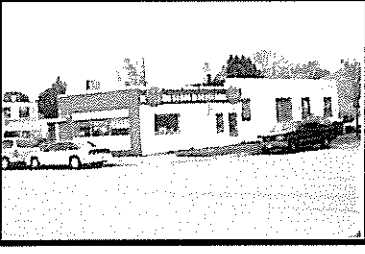
	MLS #: 900412	Status: Active
	Category: Comm/Industrial	List Price: \$ 189,900
	VR Price:	Gen. Tax: \$ 3,452
	Year Built:	Sq. Ft.:
Lot Size: TBV	Parking: 3	
Zoning: Comm	Occupied: Y	
Type: Com	For Sale/Lease: For Sale	
Lease Amount:	Year Established:	
Business Name:	Industrial Park Name:	
Sched. Gross Income: \$ 0	Net Operating Income: \$ 0	
Gross Oper. Income: \$ 0	Total Oper. Expense: \$ 0	
Average Rent/Sqft: \$ 0.00	Vacancy Allowance: 0.00	

Type Commercial: Retail Type Industrial: Other Occupied: Not Vacant Location: Free Standing; Business District; Near Public Transit	# of Acres: Less than 1/2 Road Frontage: Town/City Road; High Visibility; Paved Road Proximity to HWY: 0-1 Miles	Exterior: Brick Heating/Cooling: Natural Gas; Central Air; Forced Air Water/Waste: Municipal Water; Municipal Sewer
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Remarks: Retail/Comm 3,584 sq ft (per appr) brick bldg is divided. West unit 1,984 sq ft which was used as a butcher shop has a dividing wall separating the front retail & work area. Furn & A/C replaced in '00 in this unit East unit is 1,600 sq ft has an open display area w/some storage. Ea unit has own restrm. Great Visibility, Great Location for business/opportunity.
Directions: 78th & Burleigh St
Coordinates: 31N 78W

Listing Office: Shorewest Realtors, Inc.

Address: 4191 N Green Bay Ave, Milwaukee, Wisconsin, 53209-7033 **County:** Milwaukee 6.

	MLS #: 869793	Status: Active
	Category: Comm/Industrial	List Price: \$ 195,000
	VR Price:	Gen. Tax: \$ 1,060
	Year Built:	Sq. Ft.:
Lot Size: TBV	Parking: 20	
Zoning: LB1	Occupied: Y	
Type: Com	For Sale/Lease: For Sale	
Lease Amount:	Year Established:	
Business Name:	Industrial Park Name:	
Sched. Gross Income: \$ 0	Net Operating Income: \$ 0	
Gross Oper. Income: \$ 0	Total Oper. Expense: \$ 0	
Average Rent/Sqft: \$ 0.00	Vacancy Allowance: 0.00	


Type Commercial: Retail Type Industrial: Other Occupied: Not Vacant Location: Corner; Business District; Near Public Transit	# of Acres: Less than 1/2 Road Frontage: State Road; High Visibility; Paved Lot; Near Public Transit Proximity to HWY: 0-1 Miles	Exterior: Stucco/Slate; Partial-Wood Heating/Cooling: Natural Gas; Forced Air Water/Waste: Municipal Water; Municipal Sewer
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Remarks: Cafe/Restaurant with two bedroom rental unit. Excellent visability on high traffic street. Development potential and expansion possibilities. Contact lister for details.
Directions: Capitol Drive to Green Bay Avenue. North to address.
Coordinates: 41N 3W

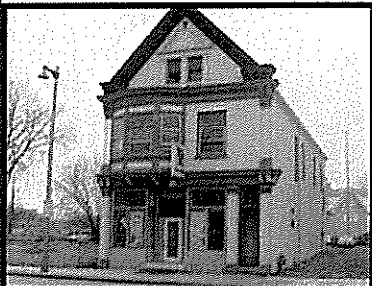
Listing Office: Shorewest Realtors, Inc.

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Address: 832 E Meinecke Ave , Milwaukee , Wisconsin , 53212-3436 County: Milwaukee				
	MLS #:	887623	Status:	Active
	Category:	Comm/Industrial	List Price:	\$ 196,000
	VR Price:		Gen. Tax:	\$ 3,040
	Year Built:		Sq. Ft.:	
	Lot Size:	TBV	Parking:	2
	Zoning:	MERC	Occupied:	N
	Type:	Com	For Sale/Lease:	For Sale
	Lease Amount:		Year Established:	
	Business Name:		Industrial Park Name:	
	Sched. Gross Income:	\$ 0	Net Operating Income:	\$ 0
Gross Oper. Income:	\$ 0	Total Oper. Expense:	\$ 0	
Average Rent/Sqft:	\$ 0.00	Vacancy Allowance:	0.00	
Type Commercial: Special Purpose; Other Type Industrial: Other Occupied: Vacant Location: Corner	# of Acres: Less than 1/2 Road Frontage: Town/City Road Proximity to HWY: 0-1 Miles	Exterior: Stone; Partial-Stone Heating/Cooling: Natural Gas; Forced Air; Gravity Water/Waste: Municipal Water; Municipal Sewer		
Remarks: Redevelopment opportunity (pizza, food, daycare, etc.) just north of Reservoir Park in Riverwest. Possibilities are limitless. Attached three bedroom, 2 bath apartment, with two car garage, for rental income or buyer use. Desirable corner lot for maximum business exposure. Opportunity knocks! Directions: Humboldt to Meinecke, west to property. Coordinates: 24N 8E				
Listing Office: Shorewest Realtors, Inc.				

7,

Address: 2025-27 N Fond du Lac , Milwaukee , Wisconsin , 53205-1123 County: Milwaukee				
	MLS #:	900837	Status:	Active
	Category:	Comm/Industrial	List Price:	\$ 200,000
	VR Price:		Gen. Tax:	\$ 1,461.53
	Year Built:	1893	Sq. Ft.:	3,472
	Lot Size:	tbv	Parking:	4
	Zoning:	LB2 res/com	Occupied:	Y
	Type:	Com	For Sale/Lease:	For Sale
	Lease Amount:		Year Established:	
	Business Name:		Industrial Park Name:	
	Sched. Gross Income:	\$ 0	Net Operating Income:	\$ 0
Gross Oper. Income:	\$ 0	Total Oper. Expense:	\$ 0	
Average Rent/Sqft:	\$ 0.00	Vacancy Allowance:	0.00	
Type Commercial: Retail; Office(s); Special Purpose; Other Type Industrial: Other Occupied: Not Vacant Location: Free Standing; Business District; Near Public Transit	# of Acres: Less than 1/2 Road Frontage: Town/City Road; High Visibility; Near Public Transit Proximity to HWY: 1-3 Miles	Exterior: Brick Heating/Cooling: Natural Gas; Electric; Central Air; Forced Air Water/Waste: Municipal Water; Municipal Sewer		
Remarks: Upper level has been completely remodeled and is presently home to 'Leoric 1 Internet Radio', and 'Leoric Recording Studio'. Some of the updates include, three soundproof rooms, new aluminum windows, two new furnaces and A/Cs, upgraded electrical and a new roof. Lower level is unfinished at this time. Directions: Coordinates: 22N 20W				
Listing Office: RE/MAX Realty 100				

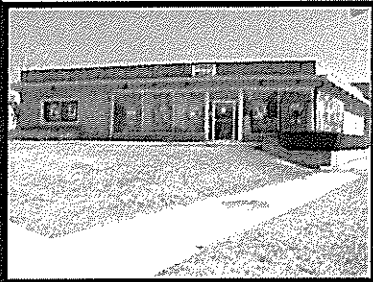
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9.

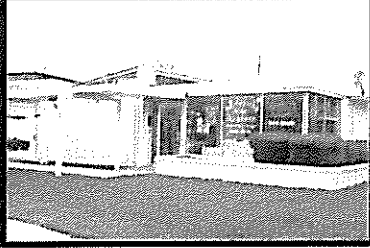
Address: 8532 W Lisbon Ave , Milwaukee , Wisconsin , 53222-3729 County: Milwaukee				
	MLS #:	900866	Status:	Active
	Category:	Comm/Industrial	List Price:	\$ 249,900
	VR Price:		Gen. Tax:	\$ 2,533
	Year Built:		Sq. Ft.:	
	Lot Size:	4910 sq ft	Parking:	0
	Zoning:	LB2	Occupied:	Y
	Type:	Com	For Sale/Lease:	For Sale
	Lease Amount:		Year Established:	
	Business Name:		Industrial Park Name:	
	Sched. Gross Income:	\$ 0	Net Operating Income:	\$ 0
Gross Oper. Income:	\$ 0	Total Oper. Expense:	\$ 0	
Average Rent/Sqft:	\$ 0.00	Vacancy Allowance:	0.00	
Type Commercial: Retail; Wholesale; Office (s); Warehouse; Recreational; Special Purpose; Other Type Industrial: Special Purpose Occupied: Not Vacant Location: Corner; Free Standing; Business District; Near Public Transit	# of Acres: Less than 1/2 Road Frontage: Town/City Road; High Visibility; Near Public Transit Proximity to HWY: 1-3 Miles	Exterior: Brick; Aluminum Trim Heating/Cooling: Natural Gas; Central Air; Forced Air Water/Waste: Municipal Water; Municipal Sewer		
Remarks: This brick building with spancrete ceilings was originally designed to accomodate a second floor and the staircase is already there. Rubber roof-newer furnace-zoned LB2 commercial business. This well-constructed building could be used for a variety of business-limited only by your imagination. Directions: Lisbon Avenue, west of 76th St. Coordinates: 34N 85W				
Listing Office: Shorewest Realtors, Inc.				

10.

Address: 411 S Hawley Rd , Milwaukee , Wisconsin , 53214-1906 County: Milwaukee				
	MLS #:	907667	Status:	Active
	Category:	Comm/Industrial	List Price:	\$ 325,000
	VR Price:		Gen. Tax:	\$ 4,827
	Year Built:	1970	Sq. Ft.:	3,003
	Lot Size:	TBV	Parking:	0
	Zoning:	LB1	Occupied:	N
	Type:	Com	For Sale/Lease:	For Sale
	Lease Amount:		Year Established:	
	Business Name:		Industrial Park Name:	
	Sched. Gross Income:	\$ 0	Net Operating Income:	\$ 0
Gross Oper. Income:	\$ 0	Total Oper. Expense:	\$ 0	
Average Rent/Sqft:	\$ 0.00	Vacancy Allowance:	0.00	
Type Commercial: Office(s) Type Industrial: Other Occupied: Vacant Location: Free Standing	# of Acres: Less than 1/2 Road Frontage: Town/City Road; High Visibility; Near Public Transit Proximity to HWY: 0-1 Miles	Exterior: Brick Heating/Cooling: Central Air; Wall/Sleeve Air; Hot Water/Steam Water/Waste: Municipal Water; Municipal Sewer		
Remarks: Unlimited possibilities in this totally updated brick building w/ large reception area. New carpeting, linoleum, new toilets, sinks & new central air along with new fire alarm system just installed. Five rooms/offices with two new sinks installed on main level. Lower lvl with two add'l rooms/offices & remodeled conf. area with NFP. Remodeled kit. & new steel doors throughout. Too much to mention! Directions: Wisconsin Ave. or Bluemound Rd. to Hawley then South to property Coordinates: 4S 60W				
Listing Office: Coldwell Banker Residential Brokerage				

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Address: 8320 W Lisbon Ave , Milwaukee , Wisconsin , 53222-3866 County: Milwaukee				
	MLS #:	899255	Status:	Active
	Category:	Comm/Industrial	List Price:	\$ 329,000
	VR Price:		Gen. Tax:	\$ 5,710
	Year Built:		Sq. Ft.:	4,120
	Lot Size:	TBV	Parking:	12
	Zoning:	Comm	Occupied:	Y
	Type:	Com	For Sale/Lease:	For Sale
	Lease Amount:		Year Established:	
	Business Name:		Industrial Park Name:	
	Sched. Gross Income:	\$ 0	Net Operating Income:	\$ 0
Gross Oper. Income:	\$ 0	Total Oper. Expense:	\$ 0	
Average Rent/Sqft:	\$ 0.00	Vacancy Allowance:	0.00	
Type Commercial: Special Purpose; Other	# of Acres: Less than 1/2	Exterior: Brick		
Type Industrial: Other	Road Frontage: Town/City Road; High	Heating/Cooling: Natural Gas; Central Air;		
Occupied: Not Vacant	Visibility: Paved Lot; Near Public Transit	Forced Air		
Location: Free Standing	Proximity to HWY: 0-1 Miles	Water/Waste: Municipal Water; Municipal Sewer		
Remarks: Great investment opportunity w/highly visible location! Larger than it looks-4120 sq. ft (per city)! Currently Day Care on one level & Salon on other, w/separate entry for both. Parking lot, fenced, & storage! 3 baths up & 1 down, waiting area, kitchen upstairs too! Facility licensed w/State making it ready for your business.Salon equipment can be included.				
Directions: East on Capital to Lisbon. Lisbon to property.				
Coordinates: 34N 83W				
Listing Office: RE/MAX Realty 100				

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PHOTOGRAPHS OF RELOCATED BUSINESSES

See next four (4) pages



Grant's Soul Food Restaurant Exterior



Grant's Soul Food Restaurant Interior



Big Load Laundromat Exterior



Big Load Laundromat Interior