

**LAND DISPOSITION REPORT
REDEVELOPMENT AUTHORITY
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

DATE

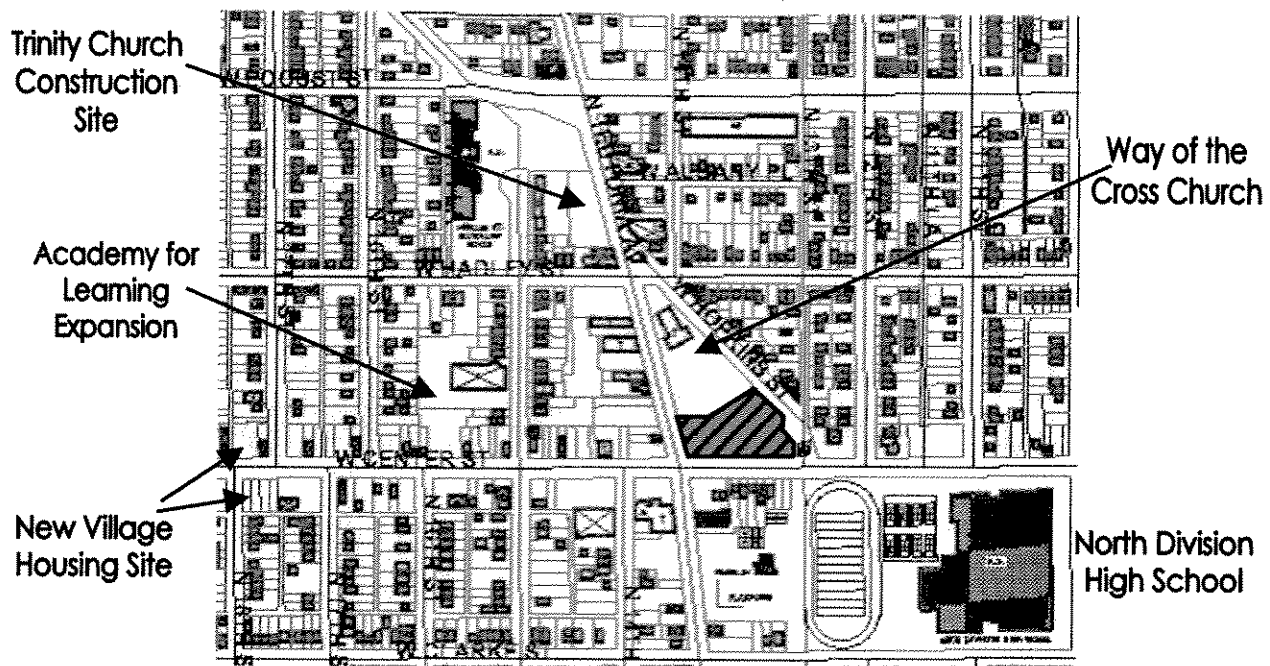
September 13, 2005

RESPONSIBLE STAFF

Dan Casanova, Real Estate Section (286-5921)

REDEVELOPMENT PROJECT AREA

West Hopkins – West Center Redevelopment Project Area, a redevelopment project created in 1979 to remove blighting influences and promote development along West Center Street between 11th Street and Teutonia Avenue. The plan, while designating the subject site as a Business District, provided for alternate development as specified in the Land Disposition Report and/or by a zoning change. The authority has previously authorized residential use at this site and the property was rezoned for multi-family use in the early 1990's. Further, the land use controls for the plan expired in June 2004.



REDEVELOPER & BACKGROUND

Way of the Cross Housing Development Corporation, a non-profit corporation created by Way of the Cross Missionary Baptist Church to develop housing for its members and neighborhood residents. Dr. Robert L. Hoksins is its president. Way of the Cross Church, at 1414 West Hadley which adjoins the subject site, has a long history with the Authority – acquiring the site from the Authority in 1987 as part of the Hopkins-Teutonia Redevelopment Plan.

The Authority has worked with the Housing Development Corporation since 1996 on development of this parcel. Several options or rights to negotiate for senior housing expired when the projects did not receive funding from the U.S. Department of Housing and Urban Development. Since the last option, the Authority has worked with the Redeveloper as they developed an alternative development concept. The Redeveloper has teamed with People's Action Redevelopment Coalition (PARC), Cadre Management and the Milwaukee Chapter of the National Association of Minority Contractors on the development and construction.

PARCEL ADDRESSES & DESCRIPTION

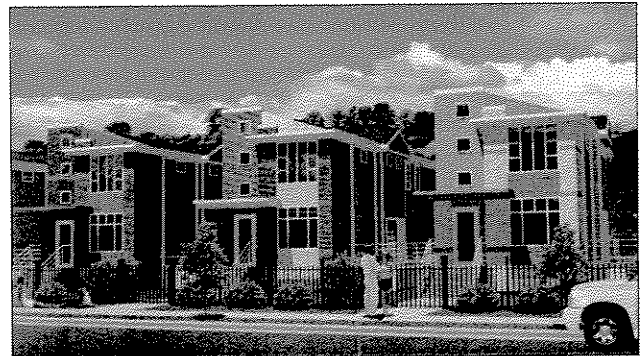
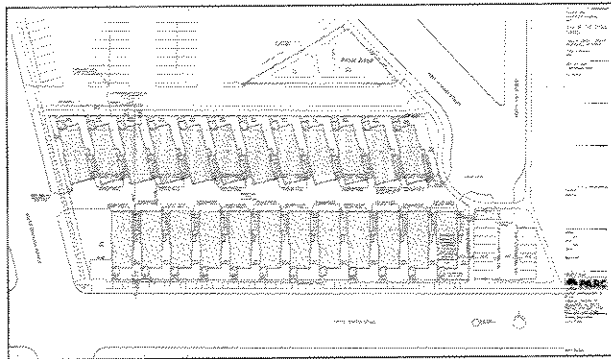
1330 West Center Street and 1323 West Hopkins Street: Two adjacent lots containing 70,698 SF. The project site will be expanded slightly with some land from Way of the Cross Church. The Authority's site has some environmental impacts in the soil and groundwater associated with some underground storage tanks and the site's past use as a manufacturing facility. The redeveloper desires to purchase the property "as is" and will assume all environmental responsibility and manage all impacted soils during construction.

PROJECT DESCRIPTION

Construction of "Lighting the Way," a 24-unit single-family condominium development surrounding a central, secured driveway. The Redeveloper has proposed a creative site plan that maximizes the site usage with homes facing Center Street as well as the church parking lot. A street-like lane will be built in front of the rear units to give an urban appearance as well as unit access. This plan will require minor modifications to the church parking lot for alternate vehicular patterns and additional landscaping. A small park area will be created between the private lane and the church parking lot. Visitor parking may be located on Center Street, east of the development, but will require City vacation of the existing pedestrian mall.

The individual homes will be two stories with three-bedrooms, 2.5 baths, and 1,500 SF of living space. In addition, each unit has a partial basement and an enclosed garage on the lower level. Unit prices start at \$145,000 and the developer has commitments for all units. Construction will start at the corner of Teutonia and Center and moving east to ensure full development of the Center Street frontage.

Total project costs are expected to be \$3.48 million. The developers are targeting 70% of the construction costs to Emerging Business Enterprise (EBE) recipients.



TERMS AND CONDITIONS

The purchase price will be \$1.00 since the Redeveloper is assuming all responsibility for environmental remediation. Since an expedited development schedule is planned, the Authority and Developer will enter directly into the Agreement for Sale, rather than using a six-month option period. The Agreement must be executed within two months of Common Council approval and closing must occur within 30 days of execution but only after final construction plans have been approved by Authority staff and evidence of firm financing has been submitted. A \$2,000 performance deposit will be submitted at closing and shall be held until satisfactory completion of the project.

PAST ACTIONS

The Redevelopment Authority held a public hearing on September 13, 2005, after which it conditionally accepted the proposal by Way of the Cross Housing Development Corporation.

FUTURE ACTIONS

Upon Common Council approval, the Agreement for Sale will be drafted and must be executed within two months of Common Council approval. Firm financing and final plan approval are standard contingencies of closing.