

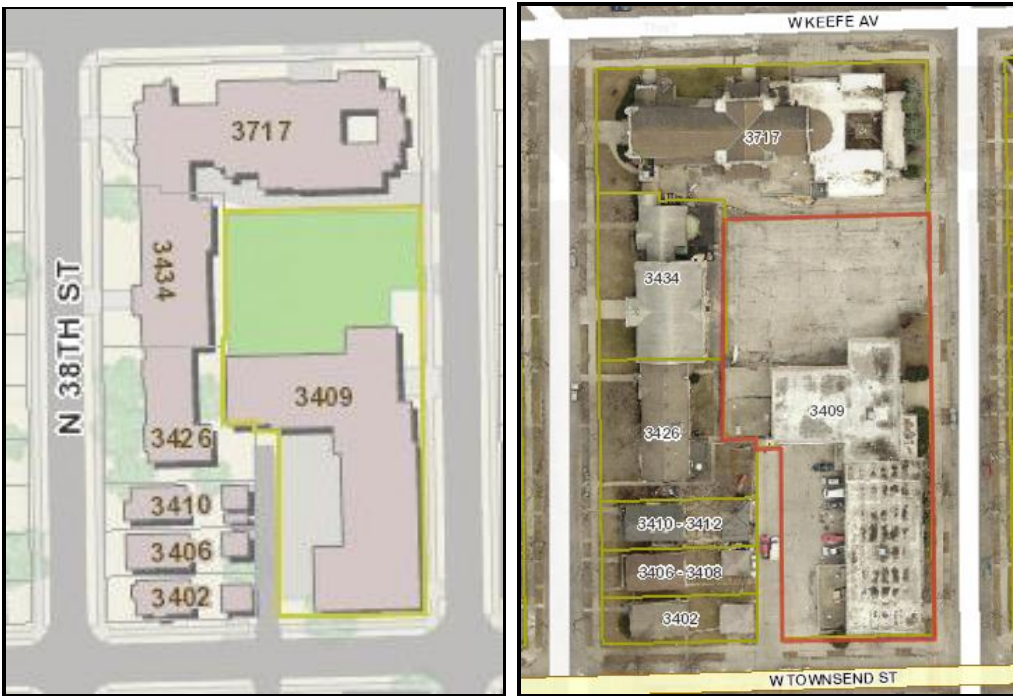
**LAND DISPOSITION REPORT  
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

**DATE**  
December 18, 2020

**RESPONSIBLE STAFF**  
Rhonda Szallai, Real Estate Specialist, Department of City Development

**PARCEL ADDRESS & DESCRIPTION**  
3409 North 37th Street (the "Property") is the former Frederick Douglass school building constructed in 1954 with 38,036 plus gross building area on a 1.05 plus acre parcel. The Property was acquired by the City of Milwaukee in 1988 from St. John De Nepomuc Congregation, declared surplus by Milwaukee Public Schools in 2015 and has been vacant since 2006. The Property was listed for sale to Education Operator's only on January 27, 2016 for two years with no offers. Then it was listed for sale for adaptive re-use on February 20, 2018 and only one Proposal was received.





**BUYER**

Pilgrim Rest Missionary Baptist Church, Inc. ("Pilgrim Rest"). Pilgrim Rest owns three adjoining properties at 3717 West Keefe Avenue, 3426 North 38th Street and 3434 North 38th Street.

**PROJECT DESCRIPTION**

Pilgrim Rest proposes to renovate the existing building and site for use as a MPS Charter School (K4-5) targeting families and children in the neighborhood. They also envision using the Property for after school programs, community recreation programs, summer learning, community computer lab, performing arts, GED classes and other personal development learning opportunities. Pilgrim Rest continues to do neighborhood outreach, explore ways to be a better neighbor and partner in the neighborhood, and serve the broader community.

Pilgrim Rest's community partners include Ascension St. Joseph Hospital, Milwaukee Christian Fellowship Basketball League, PIVOT Services, Milwaukee Exposure & Explorer Project (MEEP), Convergence Resource Center, and HACM Travaux UP Development.

The Buyer understands the proposed project may require certain City approvals (BOZA) in addition to the approval of the land disposition report. Closing is contingent upon Buyer obtaining all necessary approvals, financing and Department of City Development approving the final building elevations and landscaping plan.

Pilgrim Rest estimates spending \$635,000 to purchase and renovate the Property and plans to work with Anthony Kazez of KG Development Group as their Contractor.

**PURCHASE TERMS AND CONDITIONS**

The purchase price will be \$160,000.00. The conveyance will be on an "as is, where is" basis including all environmental and geotechnical conditions, if any. The deed of conveyance will contain a Reversionary Clause consistent with 119.61(4)(c)(5)(b) where Buyer must complete the renovations and occupy within 24 months. At closing, the sale proceeds less any sales and closing expenses incurred by the Redevelopment Authority of the City of Milwaukee shall be deposited in the Milwaukee Public Schools Operations Fund.

Pilgrim Rest is required to enter into a Purchase and Sale Agreement that outlines their obligations by May 1, 2021. Closing is required August 1, 2021.

The deed of conveyance will contain restrictive covenants for performance, prohibitions for tax exemption and certain uses, conditions under which a liquor license may be issued and reversion of title provision for

non-compliance.