

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

DATE
February 3, 2014

RESPONSIBLE STAFF
Matthew Haessly, Real Estate Specialist, DCD

PARCEL ADDRESS & DESCRIPTION

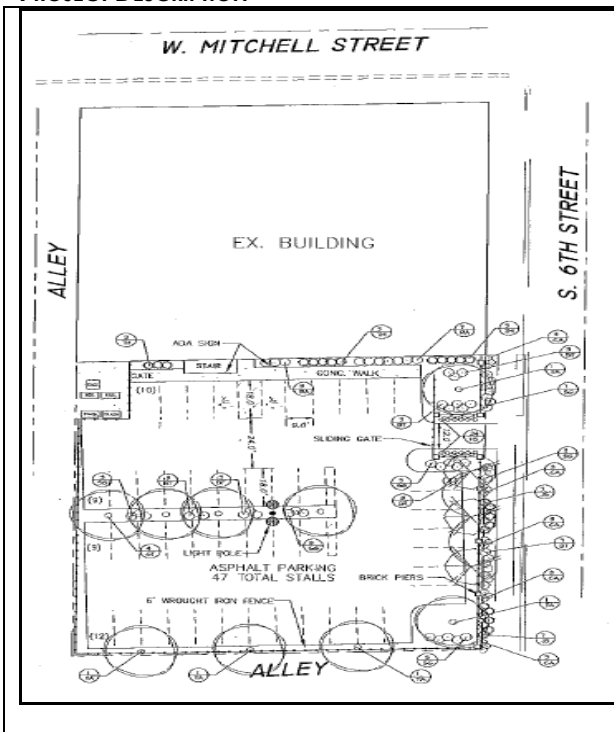
1721-23 South 6th Street: A 5,062 SF vacant lot acquired by the City in 1996 through tax-foreclosure. The property is situated in the Mitchell Street Historic District.



BUYER

Mitchell Street Group, LLC, a limited liability company formed by Geoff Stone, Eric Seegers and Randy Thelen. The members of the LLC have been purchasing, restoring and renting residential properties for 15 years and currently own and manage approximately 300 rental units in Milwaukee. The company recently acquired the vacant lots at 1729-1733A South 6th Street and adjoining mixed-use building on Historic Mitchell Street after a mortgage foreclosure.

PROJECT DESCRIPTION



Assemblage with Buyer's adjoining properties to construct a 47-space parking lot for the adjoining mixed-use building.

Lot improvements include ornamental fencing with masonry piers and new landscaping at a cost of about \$75,000. The parking improvements have received a Certificate of Appropriateness from the Historic Preservation Commission.

New parking is a key element for renovation of the adjoining building at 601-15 West Historic Mitchell Street at a cost of approximately \$1.5 million. The project will be privately financed by the Equitable Bank. The project renews a renovation delayed by a 2010 mortgage foreclosure. Renovation plans include 36 residential units that provide a mix of studio to three-bedroom units. Work is substantially completed on the 20 northern units and the remaining 16 units are expected to be finished in Summer 2014. The building has about 10,000 SF of ground-level commercial space.

OPTION TERMS AND CONDITIONS

The purchase price will be \$5,000. The conveyance will be on an "as is, where is" basis. The deed of conveyance will contain a restriction prohibiting the Buyer or its successors from applying to the City for tax-exempt property status. The deed also will have a restriction joining all of the parcels into a single parcel in advance of a Certified Survey Map that is required for permitting purposes. Sale proceeds, less sale expenses and a 30 percent disposition cost reimbursement to the Redevelopment Authority of the City of Milwaukee, will be deposited in the Tax Deed Fund.