



Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

April 19, 2010

Mr. Ronald D. Leonhardt
City Clerk
City Hall, Room 205
Milwaukee, WI 53202

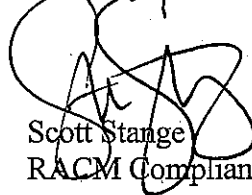
CITY OF MILWAUKEE
2010 APR 21 PM 12:30
RONALD D. LEONHARDT
CITY CLERK

Dear Mr. Leonhardt:

Enclosed is a fully executed duplicate original the Grant Agreement between the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee, Contract No. 10-011 (RA). This pertains to the restoration and redevelopment of the commercial space located at 551 W. Historic Mitchell Street.

Please insert this agreement into Common Council Resolution File No.091248, approved March 2, 2010.

Sincerely,



Scott Stange
RACM Compliance Officer

Enclosure

DUPLICATE GRANT AGREEMENT
ORIGINAL

THIS GRANT AGREEMENT ("Agreement") is entered into as of April 14, 2010, by and between the City of Milwaukee, Wisconsin, a Wisconsin municipal corporation ("City") and the Redevelopment Authority of the City of Milwaukee ("RACM").

WITNESSETH THAT:

WHEREAS, City and RACM have created Tax Incremental District No. 71 (Mitchell Street) ("District") with the adoption of their respective resolutions No. 071132 and No. 9969. The District consists of 281 properties located along, and generally one block north and south of W. Mitchell Street between S. 5th Street and S. 16th Street, plus a commercial area south of W. Forest Home Ave. between S. 13th Street and S. 15th Street. The District contains nearly 2.3 million s.f. of land area, excluding public rights-of-way, and encompasses the Historic Mitchell Street commercial district, including immediately adjacent residential areas, and parking lots which serve the retail business on the Street; and

WHEREAS, Funding provided by the Project Plan for the District totals \$3,118,000 for the purposes of upgrading pedestrian lighting, installing median irrigation, security cameras, and tree grates, along with funds for grants or loans to assist with catalytic private development opportunities in the District; and

WHEREAS, One of the properties proposed for improvement in the District is the restoration and renovation of the vacant commercial space at 551 W. Mitchell St., owned by Mitchell 551 LLC ("Owner") and proposed to be leased to Paesano's Pizza, LLC ("Tenant") which plans to open a restaurant modeled after similar restaurants operated by the Quezada family in the Sacramento area, specializing in pizza while offering a variety of other Italian entrees; and

WHEREAS, renovations for this property are estimated to cost \$135,000 as detailed in Exhibit A, hereto; and

IN WITNESS WHEREOF, The parties have executed this Agreement the day and year as hereinafter set forth.

CITY OF MILWAUKEE

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**

Tom Barrett
Tom Barrett, Mayor

By: Lois Smith
Lois Smith, Chair

Date: 4/6/10

Date: _____

Ronald Leonhardt
City Clerk

By: Rocky Marcoux
Rocky Marcoux, Exec. Dir.

Date: 4/6/10

Date: 03/29/10

COUNTERSIGNED

Michael J. ... DEPUTY
City Comptroller

Date: APR 15 2010

Approved as to form, execution, and content this 19th day of April, 2010.

Ken P. Sullivan
Assistant City Attorney

	Budget Summary			
	551 W. Mitchell St. Project / Paesano's Restaurant			
	Tax Incremental District No. 71 (Mitchell St.)			
	Use of Funds			
	Ceramic tile floor			\$6,350
	Drop Ceiling			\$3,800
	Washable surfaces on walls			\$4,000
	Customer Counter			\$3,400
	Counter Bar			\$5,600
	Soffits around drop ceiling			\$500
	New window shades			\$3,000
	Relocation of HVAC ductwork			\$4,450
	Electrical			\$8,850
	Plumbing			\$10,495
	New hood			\$20,419
	New walk in cooler			\$6,339
	Panic door installation for rear			\$3,200
	Sinks-coolers-tables-stove			\$12,400
	Architectural/Engineering/Permits			\$3,600
	New 200 AMP meter			\$1,850
	Relocate Electric Panel			\$1,300
	New 1 1/2" water service to bldg			\$9,850
	2 hour ceiling fire suppression			\$4,800
	5 ton AC unit			\$8,900
	Exterior sign			\$7,480
	Engineering fees			\$2,900
	Support for make up air unit			\$1,100
	Total			\$134,583

Source: BMR Design Group, Inc. est. of November 22, 2009.