

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

DATE

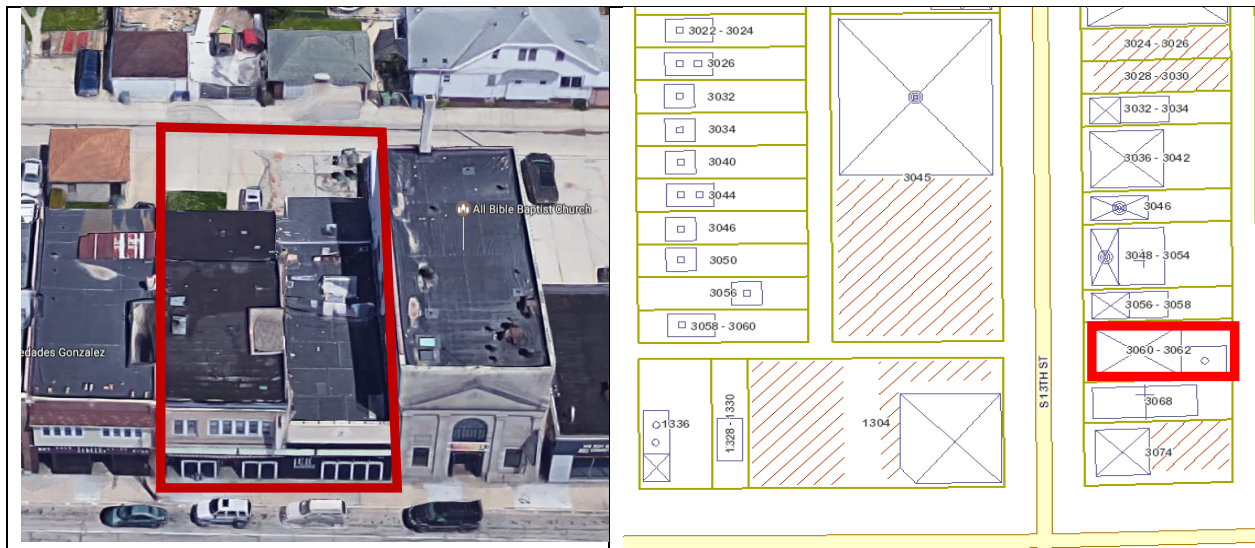
April 9, 2019

RESPONSIBLE STAFF

Dwayne Edwards, Program Manager, DCD

PARCEL ADDRESS AND DESCRIPTION

3060-62 South 13th Street (the "Property"): This 5,125 SF two-story mixed-use building was built in 1922, with a lot size of approximately 6,710 SF. The City of Milwaukee ("City") acquired the Property on September 8, 2016 through property tax foreclosure.



City Property prior to renovations



Rendering of exterior improvements

BUYER

Milwaukee Home Realty, LLC ("Buyer") is owned and managed by Ryan Pattee. The Buyer has over 10 years of experience with renovating property in the greater Milwaukee area. Other City projects include 4828 West Lisbon Avenue, 1104 West Historic Mitchell Street, 2435 West National Avenue and 4716 West Vliet Street.

PROJECT DESCRIPTION

The Buyer proposes to purchase and renovate the first floor for a high-quality coffee and tea business that may include sandwiches and pastries. No alcoholic beverages will be sold. The second floor residential unit will be renovated for a market-rate rental unit. The Buyer's scope of work includes electrical and plumbing upgrades, new flooring, new kitchen, painting, equipment for the business and cabinetry are among the renovations.

Exterior repairs are to include, masonry openings, canopy, signage, window boxes, street planters, a parklet for café seating and lighting. The Buyer is aware that some uses and grant awards may require City approval. Closing is contingent upon the Buyer obtaining all necessary approvals and financing.

PURCHASE TERMS AND CONDITIONS

The purchase price is \$50,000, with estimated renovation costs of approximately \$197,000. The Buyer will use personal equity, sweat equity and may seek conventional financing, along with available grants from the City's funding resources.

The conveyance of the Property will be on an "as is, where is" basis. The deed of conveyance will contain a restriction prohibiting the Buyer from applying to the City for tax-exempt property status.

At closing, subtracted from the sale proceeds will be sale and marketing expenses and a 30 percent disposition fee to the Redevelopment Authority of the City of Milwaukee; the remaining proceeds shall be deposited in the Delinquent Tax Fund.