

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

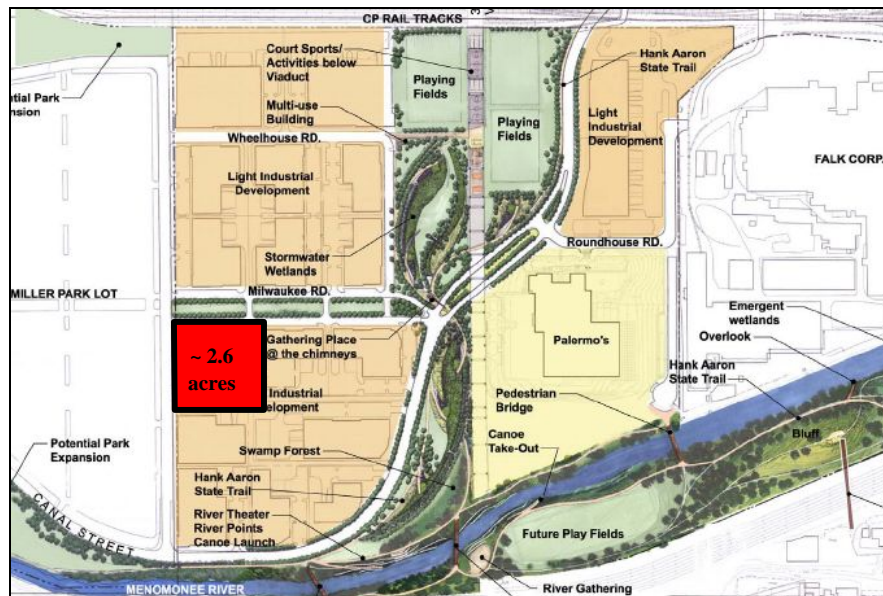
**DATE** July 13, 2006

**RESPONSIBLE STAFF**

Dave Misky (286-8682), Land Development Manager

**REDEVELOPMENT PROJECT AREA**

Menomonee Valley Industrial Center: The Redevelopment Authority acquired approximately 130 acres in the Menomonee Valley in July 2003 from CMC Heartland Partners. Since acquisition, the Authority has been preparing the area for redevelopment by conducting environmental remediation, removing old building foundations and making geotechnical improvements, adding and compacting fill to raise the property out of the flood plain and conducting property surveys. A formal subdivision plan is expected later this year. The Authority has also worked with the City on extension of West Canal Street through the project area, which was completed in April 2006.



**REDEVELOPER**

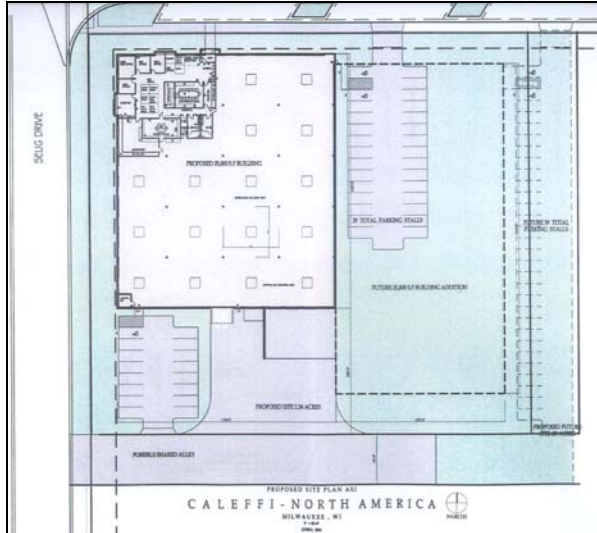
The project will be developed by MMIC Development, LLC, comprised of Sam Dickman, President of The Dickman Company. Caleffi North America, Inc., will own and operate a new office, warehouse and manufacturing facility on the site containing approximately 35,000 SF (the "Project"). MMIC Development, LLC, has contracted with Briohn Architects and Briohn Building Corporation to apply the Valley Guidelines.

**PROJECT DESCRIPTION**

Approximately 2.6 acres located southeast corner of North Selig Drive and West Milwaukee Road. The exact area and configuration will be determined during preparation of the subdivision plat. Under Phase I, the site will be developed with a 35,000 SF manufacturing facility, which includes 5,000 SF of office space for Caleffi North America, Inc., a manufacturing company specializing in hydronic heating and cooling systems. Phase II would add an additional 30,000 SF of manufacturing space and 5,000 SF of office space. Caleffi North America, Inc., is currently located at 9850 South 54th Street in Franklin, WI, and is a division of Caleffi International, which has been in operation for over 40 years. Estimated project cost is \$3 million and buyer will be required to enter into a Best Efforts EBE Agreement. Redeveloper plans to begin construction in

the fall of 2006 for spring of 2007 occupancy.

Caleffi North America, Inc., currently has 12 full-time employees. Wages start between \$11.00-26.00/hour. Benefits include medical, dental, paid vacations and holidays, and 401(k) with company match. Caleffi North America, Inc., plans on adding 16 new full-time jobs over the next three years. See attached Prospect Data Sheet for more salary and benefit information.



**Preliminary Site Plan**



**Preliminary Elevations**

#### **OPTION TERMS AND CONDITIONS**

The purchase price shall be \$120,000 per acre. The option term will be for six months to enable the redeveloper to complete its environmental and geotechnical investigations, secure financing and finalize building plans. The option period may be extended by the Executive Director for two three-month extension periods upon submission of a satisfactory written progress report and a \$250 renewal fee for each request. A \$10,000 Option Fee is required to be submitted with the Option to Purchase and shall be credited toward the purchase price at closing. In addition, a \$10,000 Performance Deposit will be required at closing to guarantee satisfactory completion of the improvements.

Additional terms and conditions are identified in the attached Term Sheet.

#### **PAST ACTIONS**

The Redevelopment Authority held a public hearing on July 13, 2006, after which it conditionally accepted the Option to Purchase of the named Redeveloper.

#### **FUTURE ACTIONS**

Upon approval by the Common Council and any required approvals by regulatory bodies, Closing will occur once RACM staff has approved of the site and building plans, buyer submits satisfactory evidence of financing and an approved subdivision plat and/or certified survey map of the site is complete.