

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

DATE

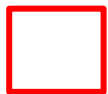
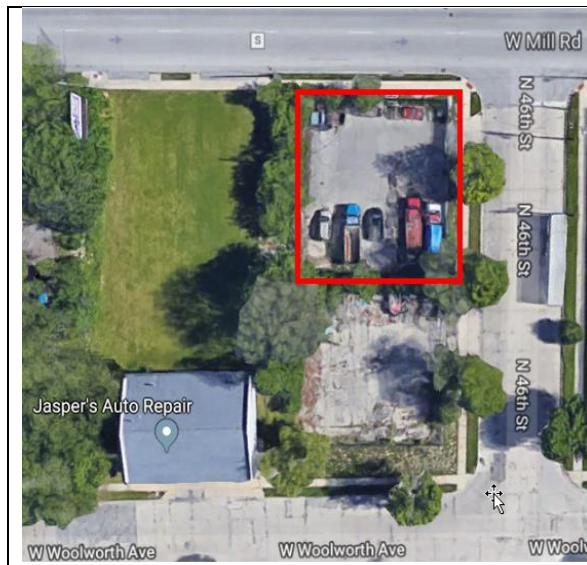
April 10, 2018

RESPONSIBLE STAFF

Dwayne Edwards, Program Manager, DCD

PARCEL ADDRESS AND DESCRIPTION

6369 North 46th Street (the "Property"): A 9,583 SF vacant commercial parking lot. The City of Milwaukee ("City") acquired the Property on June 2, 2014 through property tax foreclosure. The Property is located in the Graceland Neighborhood in the 9th Aldermanic District.



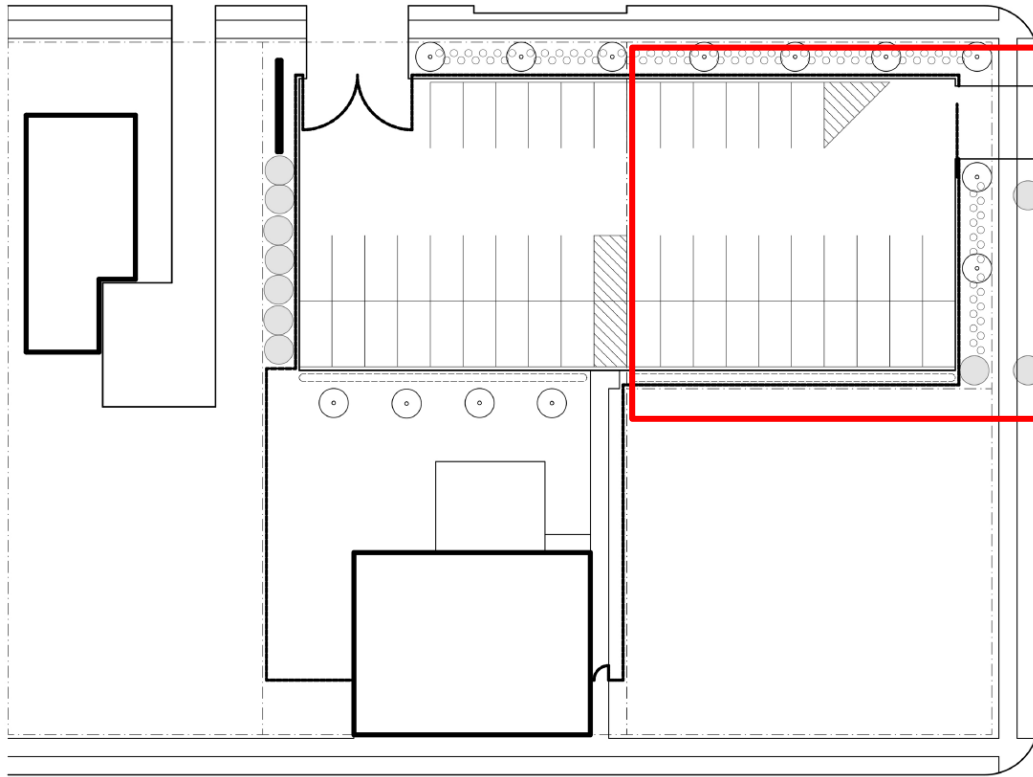
City Property aerial view

City Property street view

BUYER

Above and Beyond Transportation LLC is owned and managed by Justin J. Jenkins and Melvin L. Weakley II (the "Buyers"). The Buyers have worked in the transport and child care transportation business for over 20 years. The business currently uses mini-vans and small school buses to serve its customers. The business serves customers with and without emotional and behavioral concerns that are mostly seeking transportation to schools and health care facilities across the greater Milwaukee area.

The client list for the Buyers includes The Milwaukee Center for Children and Youth, The Department of Workforce Development, Saint A's and various day-care facilities, group homes and assisted living facilities. The company's client base is 70 percent children.



6369 NORTH 46TH STREET BUYERS' CONCEPT

PROJECT DESCRIPTION

The Buyers are seeking to expand the business footprint to better serve customers by adding additional work vehicles and expanding its parking lot for employees and customers visiting its location.

The Buyers contacted the City's Real Estate staff about the Property after contacting the local alderperson about its expansion plans. The Buyers plan to purchase the Property, to improve the exterior appearance of the commercial parking lot by adding new landscaping and fencing. The Buyers expect to add three full-time positions and two part-time positions after the expansion is completed.

The Buyers' estimated renovation costs are \$25,000 and a portion of the landscaping work will be done through "sweat equity" and volunteers. The Buyers may need certain City approvals in addition to the approval of the Land Disposition Report. Closing is contingent upon the Buyers obtaining all necessary approvals and financing.

PURCHASE TERMS AND CONDITIONS

The purchase price is \$4,000. Above and Beyond Transportation LLC will not seek City assistance for funding the project. The conveyance of the Property will be on an "as is, where is" basis and will be joined with the Buyers' existing parcel. The deed of conveyance will contain a restriction prohibiting the Buyers from applying to the City for tax-exempt property status. At closing, the sale proceeds, less sale and marketing expenses and a 30 percent disposition fee to the Redevelopment Authority of the City of Milwaukee, shall be credited to the Delinquent Tax Fund.