

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

**DATE**

November 3, 2022

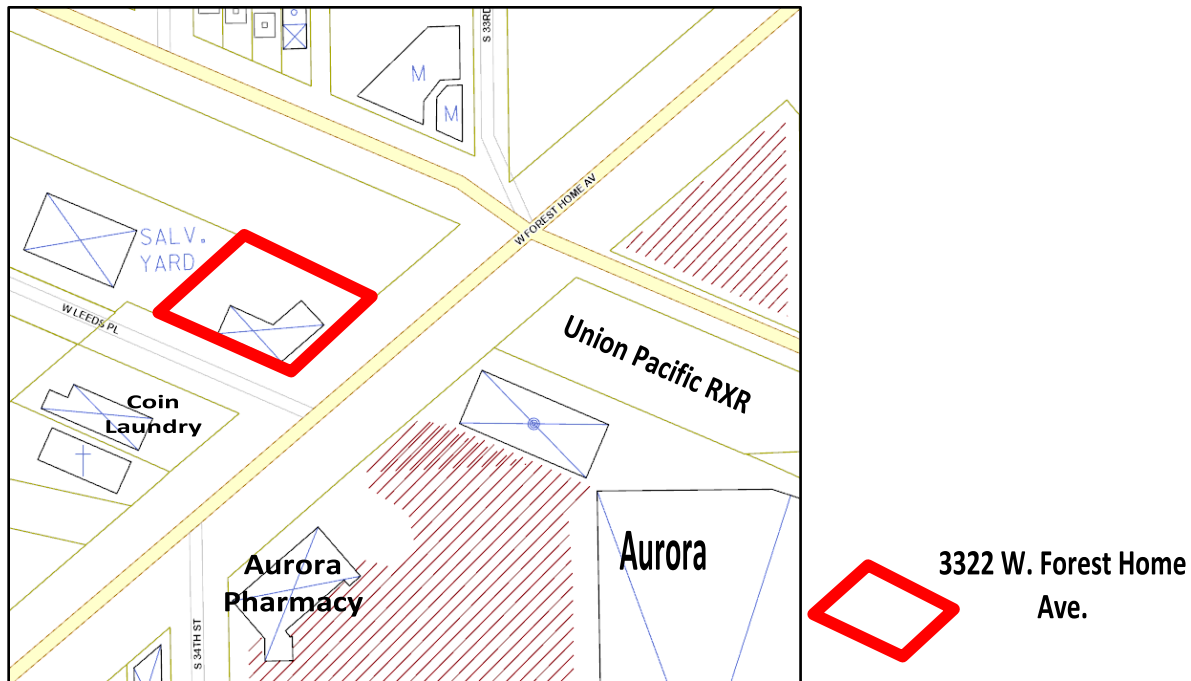
**RESPONSIBLE STAFF**

Matthew F. Haessly, Real Estate Specialist, Department of City Development ("DCD")

**PARCEL ADDRESS AND DESCRIPTION**

3322 West Forest Home Avenue (the "DNA Parcel"): A 15,594 square foot parcel with a single story, 3,117 square foot commercial building. The DNA Parcel has historically operated as a lumber company as well as an auto-body repair shop.

The DNA Parcel is zoned IL2 or Industrial Light and located within the Layton Park Neighborhood.



**BUYER**

Borda Enterprises, LLC or assigns (the "Buyer") is a small business that is a fully licensed and insured local contracting company currently located in West Allis. Borda Enterprises, LLC maintains an A+ rating with the BBB serving the area since 2012 and provide a wide range of services from interior/exterior remodeling needs for residential & commercial properties. What started out as a 1-man sidewalks snow removal job has turned into a full-time family business. The Buyer provides work opportunities (either direct or indirect subcontractors) anywhere between 4-16 contractors depending upon the season. David Borda (owner) is a state certified contractor with over 20 years of on-the-job experience. Over the past several years, the business has grown exponentially

and has outgrown their home as its place of business.

**PROJECT DESCRIPTION:**

The location of 3322 West Forest Home Avenue is a perfect fit for the Buyer's company headquarters. The DNA Parcel will allow the Buyer to run its operations from a centralized location. Additionally, they will have a large office to meet with their customers and continue to grow their company.

Buyer will rehab the DNA Parcel as its corporate headquarters that will allow Borda Enterprises to expand. Currently, the Buyer provides a variety of contracting services including:

Foundations • Home Additions, Framing, Drywall/Hanging, Finishing & Molding • Basement-waterproofing, finishing, Drain Tile & Easy Grasp Window Installation • Insulation • Painting, Staining & Textures • Flooring-Hardwood, Vinyl, Tile, Carpeting & Concrete • Ceramic Tiles, Marble, Granit & Caulk/Grout • Bathroom & Kitchen Remodels • Plumbing & Electrical • Water Remediation, French Drain Tile, Grading & Excavating • Roofing-Tear Off, Re-Shingle, Repairs, Tarping & Chimney Flashing Window & Door Replacements, Locks & Security Systems • Siding-Vinyl, Composite, Wood, Fascia, Soffit, Aluminum Wrapping & Gutters • Power Washing • All Carpentry-Porches, Decks, Stairs & Framing, ADA Coding • Fencing-Vinyl, Composite & Chain Link • All Masonry-Brick & Block Work • Concrete-Driveways, Sidewalks & Basements • Demolition, Clean-ups, Debris Removal, Hauling Away • Garbage Enclosures • Property Rental Maintenance/Property Preservation • Landscaping, Mowing & Snow Removal • Unit rentals turn over

The trees and greenery along the street frontages will be trimmed and/or replaced in accordance with Milwaukee Code of Ordinances 295-405 landscaping guidelines. The existing and original glazing along the street frontages will remain or be replaced with new clear glazing.



3322 W. FOREST HOME AVE. (EXISTING)



**PURCHASE TERMS AND CONDITIONS**

The purchase price for the DNA Parcel is \$5,000 plus the 2021 property tax year not eligible for property tax foreclosure. The estimated Project budget is \$50,000. The Buyer is a licensed contractor and already has many of the materials needed to renovate the building along with most of the labor needed to renovate the building.

The conveyance of the DNA Parcel is contingent upon the City of Milwaukee ("City") being able to successfully tax foreclose against it so that the City may acquire title and then convey it to Buyer. The DNA Parcel is in the City's 2022 #3 In Rem Tax Foreclosure File. If the City can successfully tax foreclose to acquire title, then the City will convey to Buyer on an "as is, where is" basis, including environmental adversities, if any.

Buyer understands that the proposed project also may require certain City approvals in addition to Common Council of the City of Milwaukee approval of the transaction and Land Disposition Report.

If City can successfully tax foreclose, then City's deed to Buyer will contain a restriction prohibiting the Buyer or its successors 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 deposited in the Delinquent Tax Fund.