

ACQUISITION STAGE
RELOCATION PAYMENT & SERVICE PLAN

For

RACM Spot Acquisition Project
Milwaukee, Wisconsin

FOR

Redevelopment Authority of the
City of Milwaukee
and RACM
809 North Broadway
Milwaukee, Wisconsin 53202

September 5, 2002

Prepared By

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RELOCATION PAYMENT AND SERVICE PLAN

PROJECT:	RACM Spot Acquisition Project
SUBMITTED BY:	Redevelopment Authority of the City of Milwaukee 809 North Broadway Milwaukee, WI 53202
SUBMITTED TO:	State of Wisconsin Department of Commerce Relocation Unit Attn: Deanna D. Loewenhagen Relocation Specialist P.O. Box 7970 Madison, Wisconsin 53707
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PROJECT LOCATION MAP

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PROJECT RESOLUTION NO. 9344

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1.0 INTRODUCTION

The Redevelopment Authority of the City of Milwaukee, hereinafter referred to as the "Authority" by Resolution No. 9344 (see Addendum B) adopted December 20, 2001 has authorized the spot acquisition of a commercial/residential property located at 530-32 West North Avenue, Milwaukee, Wisconsin for the purpose of Blight Elimination.

This is a single parcel acquisition. The parcel contains two (2) structures and is considered by the City of Milwaukee to be a property of nonconforming use. (Business use is no longer permitted under current zoning.)

Said subject parcel contains two (2) structures. One structure being a 2 1/2 story three unit residential property. Currently only the second floor unit is occupied. The smaller third floor attic unit and the first floor unit, formerly a storefront church, have both been vacant for a number of years. The owner occupant has no intention of renting out the units. For the purpose of this plan, the assumption is made that this is a two unit residential dwelling, since the legal occupancy of the third floor may be questionable due to adequate second exit.

The business unit is an owner occupied auto body shop containing approximately 676 square feet. The subject property also lies within the Authority's future African American Cultural and Entertainment District.

By declaring this property blighted, the Authority has the power of eminent domain. Therefore, the Authority must plan and conduct the proposed acquisition in accordance with applicable statutes, including the State of Wisconsin Relocation Laws, Sec. 32.185-32.27 and Ch. COMM 202 of the Wisconsin Administrative Code. This Acquisition Stage Relocation Assistance and Payment Plan ("Plan") is intended to satisfy the requirements of Sec. 32.025(1) of the Wisconsin Statutes. The Authority has hired HNTB Corporation as its relocation consultant for this Project.

This Plan is also intended to meet the requirements of the Federal Uniform Relocation Assistance and Real property Acquisition Policies Act (URA), as amended. There are certain differences between the State of Wisconsin and URA relocation laws and regulations. Where such differences occur, this Project will utilize those laws and regulations that provide the pending displacee with the greatest assistance.

All of the funding for this Project is provided through a Federal Block Grant Process.

In accordance with Wisconsin Statutes Sec. 32.25, the Authority herein submits the plan for the:

**SPOT ACQUISITION OF
530-32 West North Avenue
FOR BLIGHT ELIMINATION & FUTURE DEVELOPMENT OF
THE AFRICAN AMERICAN CULTURAL & ENTERTAINMENT DISTRICT**

2.0 RELOCATION PROGRAM PLAN SUMMARY AND PROJECT DESCRIPTION

The purpose of this Plan is to minimize the hardship of displacement by assuring:

1. That the displaced occupant ("displacee") of business/residential property shall receive relocation payments in accordance with his respective state of eligibility and that all payments will be processed in a timely manner.
2. That the displacee will be given adequate time to relocate and will not be required to move until a comparable replacement site is made available.
3. That the displacee will be provided assistance when filing relocation claims and compensated for actual and reasonable costs for services required to prepare such claims in accordance with Ch. 202.52(1)(N) of the Wisconsin Administrative Code.
4. That the displacee of the residential property will be assisted in finding decent, safe and sanitary housing, in neighborhoods not less desirable, appropriate to his requirements and available to them regardless of race, color, religion, national origin, sexual orientation or source of income.
5. That the business operators will be assisted in finding comparable or suitable sites for the continuation of his business operations.

This Plan was developed to ensure that the occupant (displacee) is granted his relocation rights and benefits.

The displacee affected by this project was interviewed by Delbert H. Dettmann of HNTB Corporation to determine his relocation needs and to explain the relocation program and eligibility requirement. That information is the basis for the Relocation Plan, which demonstrates how the relocation benefits will be established. The displacee was aware of the Project and the Authority's interest in acquiring his respective properties.

It should be noted that the payment amounts cited in this Relocation Plan do not necessarily set specific payment levels for the occupant being displaced. Actual relocation payments and services provided by the Authority will be based on the comparable properties available in the community at the time of acquisition and other factors consistent with requirements of COMM 202 of the Wisconsin Administrative Code.

The Authority further assures that it will not proceed with any property acquisition activities until approval of its Plan has been received, in writing, from the State of Wisconsin, Department of Commerce.

PROJECT DESCRIPTION:

The Authority has embarked on developing an African American Cultural and Entertainment District in an area on West North Avenue between Dr. Martin Luther King Jr. Drive on the east and Interstate I-43 to the west.

The Authority has already acquired a number of properties on West North Avenue. The subject parcel's current use is as an auto body shop, which has been at the same location since the early 1950's, no longer conforms to the future uses in the area.

In addition, since the original owner passed away, his son has taken over the business, but now wishes to be relocated or get out of the business entirely. The current owner currently lives on the second floor residential unit of the mixed use residential/storefront building that adjoins the small auto body shop.

The Authority hereby considers this to be an opportunity to acquire the property under its Spot Acquisition program and redevelop the site into a more productive use comparable with the proposed African America Cultural and Entertainment District. In addition, this future redevelopment will compliment the nationally recognized Black Holocaust Museum, located one block from the subject property.

It should be noted that the payment amounts cited in this Relocation Plan do not necessarily set specific payment levels for the occupants being displaced. Actual relocation payments and services provided by the Authority will be based on the comparable properties available in the community at the time of acquisition and other factors consistent with requirements of COMM 202 of the Wisconsin Administrative Code and the Uniform Relocation Act.

Every effort will be made to accommodate the choices of the displacee involved in the project to fairly administrate all benefit packages in accordance to the above referenced code and act. That is why this plan was developed to ensure that the displacee is granted his relocation rights and benefits.

3.0 PROJECT ADMINISTRATION

The Acquisition Stage Relocation Assistance and Payment Plan (Plan) will be administered by the staff of HNTB Corporation – Real Estate Service section. The Plan phase of the project was conducted by Delbert H. Dettmann, a qualified relocation staff member of HNTB. The office of HNTB Corporation is located at 11414 West Park Place, Suite 300, Milwaukee, Wisconsin 53224, (414) 359-2300. It should be noted that the Relocation Assistance portion of the project will be shared with Rhonda Szallai, Relocation Specialist, an employee of the City of Milwaukee, Department of City Development, 809 N. Broadway, Milwaukee, Wisconsin

3.1 Preparation of the Plan

The Relocation Plan was prepared by Delbert H. Dettmann, Real Estate Specialist and employee of HNTB Corporation. It should be noted that neither HNTB Corporation nor Mr. Dettmann have any interest in the properties being acquired, nor do they have any association with individuals or organizations who may be affected by or stand to benefit from any relocation activities occasioned by this Project.

3.2 Survey Interviews

The personal interview with Mr. Dennis Johnson, the business owner and residential owner occupant was conducted on August 8, 2002. The occupancy status to our knowledge has not changed since that time. Mr. Johnson, who will be affected by the acquisition project, has received a letter informing him of Authority's desire to acquire the properties that he occupies, including an explanation of the basic relocation policies and payments. Mr. Johnson has received a copy of the Wisconsin Department of Commerce brochures entitled, "Wisconsin Relocation Rights", for both Residential and Business displacee.

3.3 Relocation Office

A project site office will not be necessary for this project. On-site, evening and weekend appointments can be arranged with relocation personnel of HNTB Corporation or the Department of City Development.

3.4 Project Timetable

The target dates for the various phases of this Project are as follows:

Project Planning/Modifications

In Process

Appraisal
Negotiation/Acquisitions
Relocation
Demolition

In Process
Sept. 30, 2002 to January 31, 2003
November 2002 to May 30, 2003
After June 1, 2003

The Authority will not require the displacee to vacate until a comparable or suitable replacement business and residential unit is made available to him. Further, the timetable as indicated may be changed if necessary to ensure compliance with the statutory requirements.

3.5 Competitive Displacement

Mr. Dwayne K. Edwards, Real Estate Specialist of the Authority informed us that this acquisition would not be impacted by any of the ongoing spot acquisition being conducted by the Authority.

4.0 RELOCATION PROGRAM PLAN

Delbert H. Dettmann of HNTB Corporation interviewed the occupant who will be affected by this project for the purpose of determining his relocation needs and to explain the relocation program and eligibility requirements. This information is the basis for formulating the Plan and to demonstrate how his benefits will be established.

The residential and business occupant affected by this project is aware of the proposed acquisition project and of the Authority's interest in purchasing his property.

It is the intent of Authority through this Plan to minimize the hardship of displacement by assuring:

1. That the displaced occupant shall receive his relocation payment in accordance with his respective state of eligibility and that all payments will be processed in a timely manner.
2. That the occupant will be given adequate time to relocate and that no occupant will be required to relocate until a comparable replacement site is made available.
3. That the displacee will be provided assistance when filing his relocation claims and compensated for actual and reasonable costs for services required to prepare such claims in accordance with COMM 202.52(1)(N).
4. That the displaced residential occupant be assisted in finding decent, safe and sanitary housing within his financial means, in neighborhoods not less desirable, appropriate to his housing requirements and available to him regardless of race, color, religion, national origin, sexual orientation or source of income.
5. That the displaced business occupant will be assisted in finding comparable and suitable sites for the continuation of his business operation.

5.0 RELOCATION PROGRAM RESIDENTIAL STANDARDS

5.1 Financial Means

1. As an indication of financial means in the Relocation Plan and for the purpose of payment calculations at the time of displacement:
 - a. Owner replacement housing payment is considered to be within the homeowner's financial means if the homeowner is paid the full price differential, all increased mortgage interests costs and all incidental expenses: This payment would normally not exceed \$25,000. However, since this project will be using Federal Block Grant money that payment may exceed \$25,000.00, as governed under the Uniform Relocation Act, housing of last resort.
 - b. Tenant replacement dwelling rented by a displaced person is considered to be within his/her financial means if the monthly rent of the replacement dwelling does not exceed the monthly rent at the replacement after taking into account any public rental assistance. If the cost of any Authority service is included in either rent, an appropriate adjustment must be made to ensure that like circumstances are compared. For a person who paid little or no rent before displacement, the market rent of the displacement dwelling shall be used when computing replacement housing costs: This payment shall not exceed \$8,000 for projects not receiving Federal money. This project is receiving federal money so under the Uniform Relocation Act, the rental differential shall be based on the displacee ability to pay. The ability to pay is calculated by taking 30% of the gross income and then dividing that figure by twelve (12) to obtain the monthly rental figure.

5.2 Occupancy Standards

Rooms/Bedrooms Needed – Habitable Area

- a. Each living unit shall have adequate space to assure suitable living, sleeping, cooking, dining accommodations, storage and sanitary facilities. The space shall be such to permit placement of furniture and essential equipment.
- b. The dwelling unit must contain at least 150 square feet of habitable area for the first person and 100 square feet (70 square feet for mobile homes) for each additional person. Habitable area is that space used for sleeping, living, working or dining purposes and excludes such enclosed spaces as closets, pantries, bath or toilet room, service rooms, connecting corridors, stairways, laundries and unfinished attics, foyers, storage spaces, cellars, Authority rooms and similar spaces.
- c. Bedrooms shall have a minimum of 70 square feet of habitable space for the first occupant and at least 50 square feet for a second occupant.

- d. Other habitable rooms shall have a minimum of 80 square feet of habitable space.

5.3 Physical Standards

A decent, safe and sanitary dwelling must conform to all applicable local and state codes and ordinances regulating structural conditions, state of repair and maintenance, heat, light and ventilation, bathroom facilities, kitchen facilities, egress, electrical, plumbing and the sewerage system and rodent and pest inspections.

5.4 Environmental Standards

The residential dwelling used must be in a location not subjected to unreasonable adverse environmental conditions, natural or man made, not generally less desirable than the location of the acquired dwelling with respect to public utilities and services, schools, parking, churches, transportation, recreation, and other public and commercial facilities; and that the principal worker in the family can reach his/her place of employment within a reasonable time, at a reasonable commuting expense.

5.5 Number of Comparables Available

This inventory pertains to the number and types of dwelling units currently available on the market, which is fair housing, housing with financial means of the person being displaced, and units, which meet the standards for decent, safe and sanitary dwellings.

5.6 Number of Comparables Expected to be Available

These may be public housing, subsidized private programs or private developments, which are anticipated to be completed and available during the proposed period of the subject displacement. Also included is a projection of new dwelling units which are planned and which the major steps have been completed preliminary to construction.

5.7 Incidental Expenses

- a. Expense incidental to rental of replacement housing
- b. Other costs deemed necessary by the acquiring Authority

5.8 Additional Criteria and Standards

1. Relocation Plan Payment Estimates – The “Probable Payment” amounts illustrated in the feasibility analysis are the estimated costs derived by a comparison between the indicated asking prices of the comparable purchase properties and estimated value for the owner’s building without adjustment for asking prices.
2. Actual Payment Computations
 - (a) Adjustments of asking prices in the actual purchase supplemental computations, shall be made for local market conditions by listing three comparable buildings when feasible, that have sold in the area and by computing a percentage adjustment factor to be applied to the most comparable selected from the three comparables considered. Less than three comparables may be used if properties are not available and appropriate documentation is provided.
 - (b) In the event that a displacee purchases the most comparable property used in the computation, but the best negotiated purchase price is greater than the adjusted asking price, the replacement building computation will be revised using the actual price paid as the amount necessary to purchase a comparable decent, safe and sanitary structure.

6.0 DISPLACEMENT CHARACTERISTICS

As indicated in earlier segments of the Plan, the acquisition will cause the displacement of one (1) residential occupant and one (1) business operation, on the same parcel. The occupant surveyed was the owner occupant of both the residential and business unit being acquired. The occupant was aware of the project and that his business establishment and residential unit would be acquired by the Authority. Relocation would be required after the Authority acquires the property that he now occupies.

6.1 Residential & Business Occupant Characteristics

Personal characteristics of the occupants affected by this Project are as follows:

Case R-1: 532 West North Avenue Dennis D. Johnson

A divorced male, age 55, lives in this two and one half-story residential property.

He lives on the second floor in a five room, three bedroom, one bath unit. He purchased the property from his father's estate in August of 2000. He formally lived and operated an Auto Body Shop in Phoenix, Arizona. He moved back to Milwaukee a few years prior to his father's death. He helped his father run the auto body shop business in Milwaukee. His father had been in business at this site since 1950.

Mr. Johnson has taken over the business and has been living on site since August 2000 as the owner of the property and business.

Mr. Johnson stated he earns about \$60,000.00 per year and is interested in either finding another location in Cudahy, Oak Creek, Franklin or maybe go out of business and return to Arizona.

Case B-1: 530 W. North Avenue Johnson Auto Body

Dennis Johnson is the sole proprietor of the business his father ran at this site since 1950 until his father's death in August of 2000.

Mr. Johnson has continued to operate the business and said he earns approximately \$60,000.00 per year.

The majority of his business comes from referral insurance business repair services. He has no employees. He stores his parts in the basement of the adjoining residential property. He also uses one room of the lower unit as an office. The lower unit used to have a church as an occupant, however that tenant left once the father passed away. It has been vacant for the past two years.

Johnson Auto Body, if relocated will be required to have a freestanding site to conform to current zoning requirements. Mr. Johnson indicated that he might go out of business or move to a new location on the Eastside, Southwest or Southeast areas of Milwaukee County. He mentioned Cudahy, Oak Creek, or Franklin. He does not intend to stay in the immediate area where he is currently located.

6.2 Potential Relocation Hardships

The occupant appears in good health and has no special physical needs. In addition, he does not appear to have a financial problem that would require special financial assistance.

ANNUAL HOUSEHOLD INCOME OF RESIDENTIAL OCCUPANTS

\$ 25,000 to \$ 39,000	0
\$ 40,000 to \$ 59,000	0
\$ 60,000 to \$ 80,000	1
\$ 80,000 to \$100,000	0
TOTAL	1

Note: This chart combines the income of all occupants in each residential dwelling being acquired.

6.3 Minority Occupants

This Project will not displace any minority residential or business occupant.

7.0 REPLACEMENT RESOURCES

This section identifies and describes replacement housing and business sites currently available, or that will be available for the residential displacee. All replacement housing facilities used by the displacee will be surveyed to comply with physical standards as described earlier in this Plan.

7.1 Assurance of Resources

The relocation program for this project as developed in this Plan is realistic and adequate to provide for an orderly, timely and efficient relocation. The Authority will not require the displacee to vacate until a comparable or suitable replacement unit is made available to him.

The inventory of comparable/suitable replacement housing units was developed by surveying the City of Milwaukee. It is noted that an independent survey was done of surrounding communities. It was found that these areas also have an adequate housing stock in the anticipated price range of the displacee.

Field surveys to identify available replacement dwelling units were documented during the August 15, 2002 through September 3, 2002 time frame.

**7.2 COMPARABLE RESOURCES RESIDENTIAL
OWNER / SINGLE FAMILY / 3 BEDROOMS**

GROUP A

COMPARABLE HOUSING AVAILABLE ON THE PRIVATE MARKET:

The following is a sampling of two family, three bedroom duplexes that are currently offered within the City of Milwaukee market area. This sample is herein identified as Group 'A'.

A total of 16 Group 'A' homes are identified by street address on the following page. The current asking prices range from \$46,900 to \$82,900. The two family units typically contain between 5 to 6 rooms with 3 bedrooms and are two and one half story, frame construction and would meet habitable square footage requirements. The source of this market data is the Metro Milwaukee Multiple Listing Service.

The properties have good proximity to shopping, public transportation and schools. It is noted that this is only a sample of the above referenced available housing. Our research indicates that there is currently an ample supply of replacement housing available, when considering the greater metropolitan area.



#:0607411p DUP ACT 3042 N 2ND 3044 \$46,900
 MIL MILWAUKEE Gar: .0 N BR1: 3 BR2: 3 Bth1: 1 /
 Typ: DUP 2 ST Ext: M-WOOD Bth2: 1 /
 Ac: < 1/4 Wtr: Sub: Tax: \$727
 LO: REMX24 (414) 961-8888 LA: GOLDMAN/HAISLMAI
 SO SD DOM SA SP

OPPORTUNITY FOR IMMEDIATE CASH FLOW, OR GREAT HOME TO LIVE IN.
 BUYER MUST PROVIDE LENDER PRE-QUAL LETTER WITH OFFER
 IN POPULAR AREA EAST OF I-43. WATCH YOUR INVESTMENT GROW HERE!
 HUGE DUPLEX, SOLD AS-IS. HAS WALK-UP ATTIC. DILHR IS COMPLETED. A-1



#:0611735p DUP ACT 2532 N 39TH ST 2534 \$47,900
 MIL MILWAUKEE Gar: 2.0 D BR1: 2 BR2: 3 Bth1: 1 /
 Typ: DUP 2 ST Ext: M-ALUM Bth2: 1 /
 Ac: < 1/4 Wtr: Sub: Tax: \$1461
 LO: HSALE (414) 443-2030 LA: CHRIS TROTTER
 SO SD DOM SA SP

CASH FLOW DESCRIBES THIS TRI-PLEX. 2 NICE APARTMENTS CURRENTLY RENTED
 AT BELOW AVERAGE RENTS PLUS A THIRD UNIT ON THE THIRD FLOOR.
 YOU CAN LIVE FOR FREE OR WATCH THE CASH FLOW. HURRY! A-2



#:0605436p DUP ACT 2900 N ST PAUL \$48,000
 MIL MILWAUKEE Gar: 2.0 D BR1: 3 BR2: 3 Bth1: 1 /
 Typ: DUP 2 ST Ext: M-WOOD Bth2: 1 /
 Ac: < 1/4 Wtr: Sub: Tax: \$1179
 LO: HMSD (414) 353-4400 LA: ROBERT HARRIS
 SO SD DOM SA SP

WILL PROVIDE ACCURATE MEASUREMENTS. INVESTOR LIQUIDATING. MOVE FAST OR
 MISS THE INVESTMENT OF THE YEAR, OR OWNER OCCUPY AND THE HOUSE INTO A HO A-3



#:0607430p DUP ACT 2749 N 22ND \$49,900
 MIL MILWAUKEE Gar: .0 N BR1: 3 BR2: 3 Bth1: 1 /
 Typ: DUP 2 ST Ext: M-WOOD Bth2: 1 /
 Ac: < 1/4 Wtr: Sub: Tax: \$659
 LO: REMX24 (414) 961-8888 LA: GOLDMAN/HAISLMAI
 SO SD DOM SA SP

IMMEDIATE CASH FLOW OR GREAT HOME TO MOVE INTO
 BUYER MUST PROVIDE LENDER PRE-QUAL LETTER WITH OFFER
 OWNER-OCCUPANT WILL COLLECT OTHER TENANT'S RENT & LIVE CHEAP!!!
 DILHR IS COMPLETED. A-4



#:0608735p DUP ACT 2655 N 39TH 57 \$49,900
 MIL MILWAUKEE Gar: 3.0 D BR1: 3 BR2: 3 Bth1: 1 /
 Typ: DUP 2 ST Ext: M-ALUM,P-* Bth2: 1 /
 Ac: < 1/4 Wtr: Sub: BOULDER LANE Tax: \$1195
 LO: RJH (414) 444-6749 LA: FREDERICK HANEY
 SO SD DOM SA SP

JUMBO 3/3 DUPLEX, FORMAL DINING ROOMS IN BOTH UNITS LOTS OF NATURAL WOOD
 WORK AND A THREE CAR GARAGE. THIS PROPERTY IS PRICE FOR A QUICK SALE TO
 THE OWNER OCCUPANT AND OR INVESTOR. 24 HOUR NOTICE IS REQUIRED AND AT
 THIS PRICE, SOLD AS IS. A-5

Group A
 Two Family Residential

 #:0604160p DUP ACT 1130 S 19TH ST \$56,900
 MIL MILWAUKEE Gar: .0 N BR1: 3 BR2: 3 Bth1: 1 /
 Typ: 2 HOUSES Ext: M-AS/ASP Bth2: 1 /
 Ac: < 1/4 Wtr: Sub: Tax: \$1268
 LO: SENT (414) 327-7800 LA: DONALD PITTELMAN
 SO SD DOM SA SP



2 HOUSES ON 1 LOT
 3 BEDROOMS EACH
 \$575 FRONT - \$535 REAR
 CIR. BREAKERS IN FRONT--60 AMP IN REAR

A-6

 #:0608523p DUP ACT 2833 N BUFFUM 2835 \$59,900
 MIL MILWAUKEE Gar: .0 N BR1: 2 BR2: 3 Bth1: 1 /
 Typ: DUP 2 ST Ext: M-VINYL Bth2: 1 /
 Ac: < 1/4 Wtr: Sub: Tax: \$677
 LO: REMX24 (414) 961-8888 LA: GRAIG GOLDMAN
 SO SD DOM SA SP



BIG VINYL-SIDED DUPLEX IN RIVERWEST AREA. QUIET STREET IN AREA OF
 GROWING INVESTMENTS. TENANTS PAY ALL UTILITIES. 2-BEDROOM LOWER HAS
 HUGE LR/DR COMBO ROOM. 3-BR UPPER COULD BE 2BR W/BIG FRONT FAMILY ROOM.
 WALK-UP ATTIC FOR POSSIBLE EXPANSION. 1.5 MILES TO UWM. GOOD TENANTS.

A-7

 #:0609489p DUP ACT 1521 N 39TH ST 1523 \$59,900
 MIL MILWAUKEE Gar: .0 N BR1: 3 BR2: 2 Bth1: 1 /
 Typ: DUP 2 ST Ext: M-VINYL Bth2: 1 /
 Ac: < 1/4 Wtr: Sub: Tax: \$1664
 LO: PRU02 (262) 782-3110 LA: EDWARD MESHESKI
 SO SD DOM SA SP



LARGE BANK OWNED FORECLOSED DUPLEX ON LARGE LOT WITH ONE EXISTING OCCU-
 PANT. NEEDS SOME REPAIR BUT OPERATING & RENTABLE. SOLD "AS IS" WITH NO
 CONDITION REPORT. NO SPECIAL ADDENDA NEEDED BUT PROOF OF FUNDS A MUST.
 ASKING \$6,900 BELOW ASSESSED VALUE. SELLER WILL FINANCE.

A-8

 #:0593289p DUP ACT 3159 N 28TH ST 3161 \$61,900
 MIL MILWAUKEE Gar: 2.0 D BR1: 3 BR2: 3 Bth1: 1 /
 Typ: DUP 2 ST Ext: M-ALUM,P-* Bth2: 1 /
 Ac: < 1/4 Wtr: Sub: Tax: \$1208
 LO: HMSD (414) 353-4400 LA: SHARON OWSLEY
 SO SD DOM SA SP



LARGE 3 BEDROOM IN EACH UNIT DUPLEX, VERY WELL CARED FOR, LOWER UNIT
 VACANT FOR EASY ACCESS.

A-9

DON'T MISS THIS ONE!!!

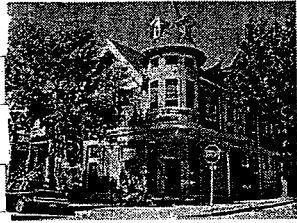
 #:0611579p DUP ACT 3231 N BUFFUM 3233 \$61,900
 MIL MILWAUKEE Gar: .0 N BR1: 3 BR2: 3 Bth1: 1 /
 Typ: DUP 2 ST Ext: M-WOOD,P-* Bth2: 1 /
 Ac: < 1/4 Wtr: Sub: Tax: \$736
 LO: EXEC07 (414) 906-8000 LA: ARI FRIEDMAN
 SO SD DOM SA SP



HAMBREE AREA CASH FLOWING DUPLEX FRESHLY RESTORED INCLUDES NEW CARPET
 \$950.00 GROSS INCOME SELLER MAY ASSIST NEWLY PAINTED NEW BATHROOMS AND
 KITCHENS CURRENT TENANTS ARE MONTH TO MONTH LEASES.

A-10

Group A
 Two Family Residential



 #:0610389p DUP ACT 1555 N 33RD ST 1557 \$62,500
 MIL MILWAUKEE Gar: 2.0 D BR1: 3 BR2: 3 Bth1: 1 /
 Typ: DUP 2 ST Ext: M-BRICK Bth2: 1 /
 Ac: < 1/4 Wtr: Sub: Tax: \$1300
 LO: REMX24 (414) 961-8888 LA: JOCELYN BECKHAM
 SO SD DOM SA SP

LOOKING FOR A GREAT INVESTMENT! THIS HOME HAS CHARACTER & GREAT CASH FLOW! HURRY TO SEE THIS JUMBO 3/3 BRICK DUPLEX WHICH BOASTS FORMAL DR, NWW, SOME HDWD FLOORS, & UPPER & LOWER REAR SUNPORCHES. THE 2.0D BRICK GARAGE HAS AN UPPER LOFT AWAITING YOUR DECORATING IDEAS!

A-11



 #:0589181p DUP ACT 2159 N 39TH \$69,900
 MIL MILWAUKEE Gar: .0 N BR1: 3 BR2: 3 Bth1: 1 /
 Typ: DUP 2 ST Ext: M-ALUM Bth2: 1 /
 Ac: < 1/4 Wtr: Sub: Tax: \$946
 LO: REMX24 (414) 961-8888 LA: JENNIFER BUZZELL
 SO SD DOM SA SP

NATURAL WW, BICC, GOOD CONDITION, ROOM SIZES ARE ESTIMATES. SALE SUBJECT TO BANK APPROVAL. PLEASE ALLOW 3-5 DAYS FOR ACCEPTANCE. GREAT FOR OWNER OCCUPANT OR INVESTOR. MOTIVATED SELLERS.

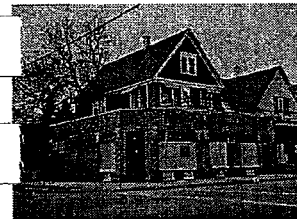
A-12



 #:0612303p DUP A* 2909 W VLIET \$69,900
 MIL MILWAUKEE Gar: .0 N BR1: 3 BR2: 3 Bth1: 1 /
 Typ: DUP 2 ST Ext: M-VINYL,P* Bth2: 1 /
 Ac: < 1/4 Wtr: Sub: Tax: \$1436
 LO: SWR02 (414) 464-8350 LA: ROYCE NASH SR
 SO SD DOM SA SP

SELLER LIQUIDATING. MANY OTHERS TO CHOOSE FROM. PRICED FOR FAST SELL. SPECIAL PROJECT.

A-13



 #:0609833p DUP ACT 3201 N HOLTON ST \$77,500
 MIL MILWAUKEE Gar: 5.0 D BR1: 3 BR2: 2 Bth1: 1 /
 Typ: DUP 2 ST Ext: M-AS/ASP,* Bth2: 1 /
 Ac: < 1/4 Wtr: Sub: Tax: \$1368
 LO: EXEC11 (414) 527-4242 LA: PAT WILBER
 SO SD DOM SA SP

***** HUGE 3/2 DUPLEX WITHY ATTACHED COMMERCIAL SPACE. INTERIOR 2-FAMILY EXCEPTIONAL.COMMERCIAL SPACE NEEDS WORK.HWFS-NWW.BOTH UNITS HUGE FRONT UPPER PORCH PARTIALLY FENCEDS YARD. SELLER HELP OFFEREDL

A-14



 #:0610735p DUP A* 1917 N 18TH ST \$79,900
 MIL MILWAUKEE Gar: 2.0 D BR1: 3 BR2: 2 Bth1: 1 /
 Typ: DUP 2 ST,ASSOCN Ext: M-WOOD,P-* Bth2: 1 /
 Ac: < 1/4 Wtr: Sub: Tax: \$431
 LO: FRI04 (414) 529-0500 LA: JOHN PROTIVA
 SO SD DOM SA SP

WONDERFULLY RENOVATED CLASSIC MILWAUKEE DUPLEX. NOTHING TO DO, MOVE-IN CONDITION. NEW TEAR OFF ROOF, 2 NEW WATER HEATERS, OVER \$40,000 SPENT ON PROPERTY OVER LAST 3 YRS. 5 MINUTES TO DOWNTOWN. THIS IS THE VERY POPULAR LINDSAY HEIGHTS NEIGHBORHOOD. MANY NEW CONST HOMES IN AREA

A-15

Group A
 Two Family Residential

 #:0601265p DUP ACT 3919 N PORT WASHINGTO 3921 \$82,900
 MIL MILWAUKEE Gar: 2.0 D BR1: 2 BR2: 3 Bth1: 1 /
 Typ: DUP 2 ST Ext: M-VINYL Bth2: 1 /
 Ac: < 1/4 Wtr: Sub: Tax: \$1353
 LO: SWR07 (262) 255-2800 LA: CHARLOTTE LANING
 SO SD DOM SA SP



GREAT INCOME POTENTIAL W/THIS CENTRALLY LOCATED DUPLEX. OPEN CONCEPT LWR
 UNIT W/LOFT CEILINGS, LOTS OF WINDOWS, GFP, WOOD FLRS & CT. UPSTAIRS HAS
 BEAUTIFUL ORIG WOODWORK, BICC, WOOD PANEL DRS, NWR WINDOWS & UPDATED KIT
 NICE SIZE BDS W/SPACIOUS CLOSETS, BALCONY OFF MBR. SEPARATE UTILITIES, A-16

Information is supplied by seller and other 3rd parties & has not been verified.
 Copyright: 2002 by Multiple Listing Service, Inc. 09/03/2002 17:01

Group A
 Two Family Residential

7.3 COMPARABLE RESOURCES – BUSINESS PURCHASE (GROUP B)

GROUP B

These properties are all in the City of Milwaukee and have an average price range of \$125,000 to \$250,000. They are all automotive related facilities, ranging from the former Grease Monkey Quick Lube site to an actual operating auto body shop.

They range in building size from 1,426 S/F to 2,877 S/F square feet and all have onsite parking for autos.

A search of neighboring communities did not yield any active listings, however there were a number of sales of automotive repair facilities in the last few years, including an availability of sites.

7.3 COMPARABLE RESOURCES – BUSINESS PURCHASE (GROUP B)

Unit Address	Building Type	Square Feet	Zoning	Present Use	Listed Price / Lease	Source of Listing
1. 7540 W. Fond Du Lac Avenue Milwaukee, WI	Auto Lube	1,425 S/F	LD-40	Available	\$125,000	Sales Data Service
2. 5531 W. Lisbon Avenue Milwaukee, WI	Body Shop	2,877 S/F	LD-40	Available	\$149,900	MLS
3. 5401 W. Burleigh Street Milwaukee, WI	Automotive Garage	2,271 S/F	LD-40	Available	\$150,000	Sales Data Service
4. 6940 N. 76 th Street Milwaukee, WI	Auto/Truck Repair	1,728 S/F	ID-40	Available	\$224,000	MLS
5. 9105 W. Hampton Avenue Milwaukee, WI	Auto Repair	2,304 S/F	LD-40	Available	\$250,000	MLS

8.0 RELOCATION FEASIBILITY AND PAYMENT PLAN

8.1 Moving Payments - Residential

Residential – The occupant will be eligible for moving payments on either an actual cost or a fixed schedule basis. An actual cost move will include reimbursement for incurred, reasonable and documented costs, including moving and reconnecting of utilities. A fixed schedule move will be based on the number of rooms of furnishings moved, except that one or more additional rooms are to be added for property stored in the basement, attic or garage. A claim under the fixed schedule does not require proof of actual move costs. All moving claims must be filed within two years after the occupants have moved from the project site.

8.2 Replacement Housing Payment – Residential

Owners – An occupant who has owned and occupied a residence acquired by this Authority for 180 days or more prior to the start of acquisition negotiations will be eligible to receive up to \$25,000 to assist in paying the higher cost incurred when purchasing a replacement dwelling. This payment may include (1) the difference between the price received for the acquired dwelling and the price for the replacement dwelling, up to an amount established as a reasonable cost for a comparable replacement dwelling; (2) the difference between old and new mortgage interest rates, if there was a valid mortgage or land contract on the acquired property in effect for 180 days prior to the start of negotiations; and (3) the incidental costs incurred when purchasing or closing on the replacement dwelling, except for prepaid costs normally charged to the seller. It should be noted that items #1, #2 and #3 combined cannot exceed the maximum amount of \$25,000 unless authorized by the Authority. However, since the project will be using Federal Funds this payment may exceed \$25,000, as governed under the Uniform Relocation Act, housing of last resort.

8.3 Determination of Estimated Payments – Residential

It should be noted that the replacement housing payments, as computed in this section, were derived by applying the assessed value of the properties to comparable properties currently available through the area's Multiple Listing Service. All payments herein are only to demonstrate how replacement housing payments are computed, and are not to be construed as the actual housing payment.

8.4 Moving Payment – Business

All occupants will be eligible to move on an actual cost basis. This payment includes reimbursement for reasonable and documented costs incurred when searching for a replacement, moving personal property to the replacement site, including disconnecting and reconnecting of utilities and equipment and for the direct loss of

personal property. The business operation may be eligible to receive a “fixed amount” (payment in lieu) in place of an “actual cost” moving payment, providing the type of business and nature of the clientele may require a location near the displacement property and a suitable replacement site may not be available, and the business is not part of a commercial enterprise having more than three other establishments not being displaced and engaged in the same or similar business under the same ownership. The fixed payment shall be equal to the average annual net earnings for the business, but not less than \$1,000 or more than \$20,000. However, since the business operator may relocate, this will not apply.

8.5 Replacement Business Payments

Owners – An owner who owns both the real property to be acquired and the business conducted on this property for one year or more prior to the start of negotiations will be eligible to receive up to \$50,000 in reimbursement for the higher, reasonable costs incurred upon purchasing a replacement business. This payment may include (1) the difference between the price received for the replacement property, up to an amount established as a reasonable cost for a comparable replacement property; (2) the difference between old and new mortgage interest rates, if there was a valid mortgage or land negotiations; and (3) incidental closing costs incurred when purchasing a replacement facility. Items #1, #2 and #3 combined may not exceed the maximum amount of \$50,000.

8.6 Reestablishment Payment – Business

The Authority shall compensate a displaced business operator for actual and reasonable expenses necessary to reestablish his business not to exceed \$10,000, unless payment for such expenses is provided under Wis. Stats. 32.19 (4m) (Business Replacement Payment). The Authority for this Plan will not exceed said statutory limit.

Such expenses not typically provided under Wis. Stats. 32.19 (4m) are listed as follows:

1. Installation costs for exterior signing to advertise the business.
2. Provision of utilities to improvements on the replacement site.
3. Advertisements announcing the replacement location.
4. Other costs deemed reasonable/necessary by the Authority.

8.7 RELOCATION FEASIBILITY ANALYSIS RESIDENTIAL

RELOCATION FEASIBILITY ANALYSIS RESIDENTIAL		Two Family 3 Bedrooms
DATA ON ACQUIRED UNIT	1. Parcel or Unit Number	R-1
	2. Occupants Status (O) Owner or (T) Tenant	O
	3. Family Compensation Adults/Children	1/0
	4. <u>Type of Building Construction</u>	Two Family Frame
	5. <u>Habitable Area</u>	891 S/F
	6. <u>Age/State of Repair</u>	107 yrs./Good
	7. <u>Total Rooms/Bedrooms</u>	6/3
	8. <u>Type of Neighborhood</u>	Commercial/Residential Rural
	9. Distance To: (S) Shopping (T) Transportation (Sch) School	S: In Area T: Auto Sch: N/A
FINANCIAL INFORMATION	10. Gross Income	\$60,000
	11. Current Rent (including utilities)	\$ N/A
	12. Value of Acquired Dwelling-Assessed	Carve Out* \$21,500
	13. Ability to Pay Rent or Purchase	\$ N/A
RELOCATION NEEDS	14. Rooms/Bedrooms Needed	6/3
	15. <u>Habitable Area Required</u>	891 S/F
	16. Probable Status (O) Owner or (T) Tenant	O
COMPARABLE ANALYSIS	17. Number of Comparables Available	16
	18. Number of Comparables expected at Displacement	16 or more
	19. Range of Sale Price or Rent of Comparables	\$46,900 to \$82,000
	Comparable From Group Number	A
	20. Most Comparable Unit Number and Price	15 \$79,900
PAYMENTS AND ESTIMATES	21. Move Cost (A) Actual or (F) Fixed	F \$1,500.00
	22. Estimated Owner Replacement Payment	Carve Out \$18,500
	23. Closing and Incidental Cost Payment	\$1,000
	24. Mortgage Refinancing Payment	\$250
	25. Tenant Replacement Payment: R = Rent Differential D = Down Payment	R _____ D _____ \$ N/A

* See Carve out Analysis

8.8 RESIDENTIAL/BUSINESS CARVE OUT ANALYSIS

Parcels R-1 & B-1

This single parcel of land contains both the residential unit and business unit. For the purpose of estimating any proposed relocation benefits, it will be necessary to carve out the residential unit from the business improvement from that of the entire parcel. For this plan the assessed value was used to determine the benefits.

The subject property is legal, non-conforming by use. Under current zoning a living quarter would not be permitted in an auto body operation. Therefore, we must first carve out the value of the business from the residential structure. Using a Marshall & Swift valuation guide, it was determined that cost new would be approximately \$20,000.00. This is further depreciated due to the age and condition by 65%.

\$20,000 New
x 65%
\$13,000 = \$7,000 value

Assessed Value

Land	4,500
Improvements	<u>47,700</u>
Total	\$52,200

It is assumed that the business occupies 1/2 of the lot (i.e. $4,500/2 = 2,250$ L.V.)

Conclusion

Carved Out value of Business Unit

Land	2,250
Improvements	<u>7,000</u>
Total	\$9,250 Rounded 9,300 Value of Business

Carved Out value of Residential Unit

Land	2,250
Improvements	<u>40,700</u>
Total	\$42,950 Carved out residential unit – assessed value

It is further determined that for this plan we will use the first two floors equaling 2,276 S.F. as living space. Each floor is identical in size, therefore $2,276/2=1,188$ S.F. or 50% of the assessed value of the residential assessed value.

Assessed Value	42,950
	<u>x 50%</u>
Total	\$21,475 Assessed Value of each Residential living unit
ROUNDED	\$21,500 Value of Residential Owners Living Unit

8.9 CARVE OUT OF A COMPARABLE RESIDENTIAL PROPERTY

1917 N. 18th Street
Milwaukee, WI

Probable Selling Price for the Property \$79,900

Building Analysis

Lower 6/3/1 Unit 995 sq. ft.

Upper 5/2/1 Unit 995 sq. ft.

Total Building Area 1,990 sq. ft.

Thence:

$\frac{950 \text{ sq. ft.}}{1,990 \text{ sq. ft.}} = 50\% \times \$79,900 = \underline{39,950}$ Value of Comparable Residential Unit

Summary:

$\$39,950 - \$21,500 = \$18,450$ indicates Owners Replacement Housing Payment
Rounded to \$18,500.00

8.10 RELOCATION FEASIBILITY ANALYSIS BUSINESS

RELOCATION FEASIBILITY ANALYSIS BUSINESS		
DATA ON ACQUIRED UNIT	1. Parcel or Unit Number	B-1
	2. Occupant Status (O) Owner or (T) Tenant	O
	3. Type of Business or Farm	Automotive Body Shop
	4. Length of Occupancy	52 yrs
	5. Size of Occupied Area (S.F.)	678 S/F plus storage
	6. Estimate of Parking Spaces Required	6 -8 Vehicles
	7. Trade Fixtures Included	Yes
	8. Equipment Requiring Special Move	NONE
	9. Lot Size	
FINANCIAL INFORMATION	10. Estimated Annual Gross Income	\$ 60,000
	11. Current Rent (Monthly)	N/A
	12. Estimated Value of Acquired Property	\$9,300* Carve Out
RELOCATION NEEDS	13. Special Features Needed	Portable Auto Lift
	14. Area Required	1,000 S/F w storage
	15. Probable Status (O) Owner or (T) Tenant	O
COMPARABLE ANALYSIS	16. Number of Comparables Available	5
	17. Number of Comparables Expected at Displacement	Same
	18. Range of Sale Price or Rent of Comparables	\$125,000 - 250,000
	19. Comparable from Group Number	B
	20. Most Comparable Unit Number and Price (Monthly)	# 2 \$ 149,900
PAYMENT ESTIMATES	21. Move Cost (A) Actual (P) Payment in Lieu	A \$ 9,500
	22. Tenant Replacement Payment: R=Rent Differential D= Down Payment	N/A
	23. Owner Replacement Payment	\$ 50,000
	24. Closing & Incidental Cost Payment	N/A
	25. Mortgage Refinancing Cost Payment	N/A
	26. Reestablishment Cost Payment	\$ 10,000

- See Carve Out Analysis

It should be noted that the estimated value of the business unit of this property is \$9,300. All comparable properties on the market greatly exceed the subject's value. (Range \$125,000 to \$250,000). Therefore it can only be concluded that the business owner would qualify for the full \$50,000 business replacement payment, should he purchase another property within the 2-year window of opportunity.

8.11 TOTAL ESTIMATED RELOCATION PAYMENTS

Residential Occupants

Fixed Moving Payment	\$ 1,050
Owner Replacement Payments	\$ 18,500*
Tenant Rent Supplement Payment	\$ N/A
Closing/Incidental Expenses	\$ 1,500
Mortgage Refinancing Payment	\$ <u>250</u>

*Uniform Relocation Act – Housing Of Last Resort may require that it exceed this amount.

Total Estimated Residential Relocation Payments \$21,300

Business Occupants

Actual Moving Payments	\$ 9,500
Tenant Business Replacement Payments	\$ N/A
Owner Business Replacement Payments	\$ 50,000
Reestablishment Expense	\$ 10,000
Searching Expense (Assumes Maximum)	\$ <u>1,000</u>

Total Estimated Business Relocation Payments \$ 70,500

Total Estimated Relocation Payments For Project \$91,800*

*Note this is only an estimate and does not reflect the final relocation payments that may actually be paid by the Authority.

9. RELOCATION SERVICE PLAN

9.1 Residential Displacee

In addition to maintaining necessary records and performing various other administrative functions, the relocation staff will offer and provide the following assistance to all displacee:

1. Counsel each individual and family with regard to his specific needs regarding replacement housing that is decent, safe and sanitary, adequate for his needs, suitably located, within his financial means, with the assurance that the relocatee will not have to vacate until comparable replacement property is made available.
2. Continually gather data commensurate with the relocatees needs and advise them accordingly. Provide current and continuing information on the availability, prices and rentals of comparable decent, safe and sanitary sales and rental housing. Appointments will be made as well as other arrangements for the inspection of referral housing. Inspections will be made of those units that the relocatee indicates a desire to rent or purchase to formally certify adequacy and that they are decent, safe and sanitary.
3. Assist prospective homeowners in obtaining mortgage financing and aid in the preparation and submission of offers to purchase. Assist in obtaining related documents, e.g., credit reports, appraisals, surveys, etc.
4. Advise prospective tenants on lease arrangements, tenant/landlord responsibilities, security deposit practices, rental ranges, etc.
5. Provide information and referrals to locate private and/or public social service assistance agencies when it appears there is a need for these services.
6. Provide information on Private and Public school districts and the routing and scheduling of public transportation.
7. Make personal visits with each displacee for the purpose of discussing and providing needs, referrals and all other matters regarding re-housing which is of interest to the relocatees and is necessary for his/her successful relocation. Visitation will be geared to the complexity, the specific needs and the level of availability and will be repeated regularly to assure that the re-housing responsibilities are discharged completely and fully in compliance with the spirit and intent of the program.

8. Provide assistance to complete claims for relocation payments to which each displacee may be eligible.
9. Assist in making moving arrangements including the transfer of Authority service.
10. Provide all required written notices, delivered by personal contact whenever feasible, to insure full understanding of eligibility requirements, payment options, project information and other notices required by law, regulations or as otherwise appropriate.
11. Advise displacee of grievance procedures, arrangements and agencies involved.

9.2 Business Displacee

1. Commercial Projects Assurances – Assist owners/tenants of displaced business concerns in obtaining and becoming established in suitable business locations.
2. The business properties affected by this proposed project will be assisted in his relocation in the following manner:
 - a. Maintaining listings of operable business properties.
 - b. Maintaining close contact with local real estate agencies and brokers dealing in business properties.
 - c. Informing business concerns of the Small Business Administration entitlements when federal aid is involved.
 - d. Contacting local development corporations and other similar organizations to make available all assistance possible.
 - e. Assist in obtaining or transferring business permits and licenses.
 - f. Assist in securing and making moving arrangements.
 - g. Joint development of inventory of personal property to be moved.
 - h. Advise business operators in site management procedures and occupancy terms and conditions.
 - i. Advise them of his relocation claim entitlements and assist in filing the claim with full documentation.
3. Contact with each business unit will be made at regular intervals during which various leads or referrals will be offered. Visitations will be geared to the complexity, specific needs, and the level of availability and will be repeated until the relocation agent's responsibilities are discharged completely and fully in compliance with the spirit of the program.

9.3 Administrative Assurances

The Authority, in administering this Relocation Assistance Service Plan, will take all appropriate measures necessary to minimize displacement hardships. The displacee will be provided the time and assistance necessary for them to find comparable replacement or suitable properties. In addition, the Authority assures:

1. That a Notice of Eligibility Letter will be provided either by personal delivery or by registered mail, informing the displacee of his eligibility for relocation assistance and payments. Further, all the displacee will receive this notice within 30 days after the start of negotiations.
2. That a "Ninety Day Assurance Letter" can either be provided to the displacee after the replacement property has been acquired or at least 90 days prior to the date on which they must vacate the property. This will provide advance notice of the displacee moving date and availability of relocation assistance.
3. That all relocation claims be paid promptly and to the full amount, which the displacee is eligible to receive.
4. Prepare and submit to COMM, a report describing the relocation of the displaced person/business. This report will be submitted upon completion and closeout of the case file.

9.4 Property Management Policy

Upon acquisition of the subject property, a use and occupancy agreement will be executed between the displacee and the Authority, and such agreement will define the conditions of the occupancy and areas of responsibility. The agreement will include the provision that – No persons occupying real property may be required to move from his residence or business without at least a 90 day written notice of the intended vacation date from the Authority. The displacee shall have 30 days of rent-free occupancy commencing with the next 1st or 15th day of the month after title vests in the acquiring Authority, which ever is sooner. Furthermore, the occupant will not be required to vacate until a comparable replacement property is made available.

9.5 Grievance Procedures

1. Administration Appeal – If a displacee has a grievance regarding relocation or payments, he/she may appeal by submitting a letter request or otherwise make known to Mr. Gregory J. Shelko, Assistant Executive Director-Secretary, Redevelopment Authority of the City of Milwaukee, 809 North Broadway Milwaukee, Wisconsin 53202 all the facts and reasons he/she believes reconsideration is warranted.

The Authority shall review the initial determination made, which resulted in the dispute along with any new information presented.

Upon completion of the review, all applicable documentation together with a recommendation for disposition shall be conveyed to the displacee, in writing, within 30 days after receipt of the appeal.

2. Appeals to the Department of Commerce. P.O. Box 7970, Madison, Wisconsin 53707.

The displacee may, prior to commencing court action against the Authority under Section 32.20, petition the COMM for a review of his claims setting forth his reasons for dissatisfaction. COMM may then conduct an informal review of the satisfaction and attempt to negotiate an acceptable solution. If an acceptable solution cannot be negotiated within 90 days, COMM will then notify all parties, and the displacee may then proceed if they wish under Wis. Stats. 32.20.

3. Legal Action (Wis. Stats. 32.20) – This action would be commenced in the State Circuit Court, Milwaukee County, State of Wisconsin.

9.6 Eviction Policy

The Authority will exercise its Eviction Policy as a means to vacate property it has acquired only as an action of last resort and providing:

1. The eviction does not affect the eligibility of the displaced person for relocation payments.
2. The eviction does not occur without at least 90 days written notice of the intended vacation date.
3. The eviction will be undertaken only for one or more of the following reasons:
 - a. material breach of rental agreement,
 - b. maintenance of a nuisance or use of a premise for illegal purposes,
 - c. refusal to accept one or more referrals that are similar in major characteristics, functionally equivalent and meets all applicable federal, state or local codes required,
 - d. the eviction is required by state or local law and cannot be prevented.

9.7 Procedures for Processing Claims

All eligible claimants at the time of his displacement will file his claim for payment with a relocation consultant/employee yet to be named. The claim will be reviewed for eligibility, documentation, reasonableness of cost and filing date. Upon approval by the chosen consultant/employee, the claim will be forwarded to the Authority's accounting/purchasing section for payment. Time period for all payments from the date of filing should not exceed 30 working days.

9.8 Termination of Assistance

Relocation assistance will be offered until the subject displacee have filed for and received all relocation payments due.

10.0 Relocation Plan Assurances

I hereby certify upon my belief that this Relocation Plan contains accurate information and has been prepared in accordance with, and adequately provides for, the delivery of relocation services and payments prescribed under the Uniform Relocation Act, Wisconsin's Relocation Assistance Act, Wis. Stats. 32.185-32.27, and COMM 202, Wisconsin Administrative Code. I further assure that:

1. Relocation Staff who will implement this plan are familiar with the contents and the requirements of the Uniform Relocation Act, Wisconsin relocation law and COMM 202.
2. Sufficient funds have been approved, reserved, set aside or otherwise committed to cover the anticipated relocation costs described in this plan.
3. Families and individuals will have full opportunity to occupy comparable, decent, safe and sanitary housing.
4. Businesses and farms will be provided maximum assistance in reestablishing with a minimum of delay or loss of earnings.
5. Relocation payments will be made promptly by the Authority and to the full extent for which displaced persons are eligible.
6. Project and program activities are planned and will be carried out in a manner that minimizes hardships to displaced persons.
7. Relocation will be carried out in a manner that will provide the greatest possible choices within the Community's total housing supply; lessen racial, ethnic and economic concentrations; and facilitates desegregation and racially inclusive patterns of occupancy and use of public and private facilities.
8. The relocation process and delivery of payments and services will not result in separate treatment of displaced persons.
9. All displaced persons will be given a reasonable period of time to move and no one will be required to move unless a comparable replacement property is available or provided for.
10. Relocation assistance and advisory service will be provided in accordance with the needs of those persons to be displaced, including, but not limited to, social service referrals, job counseling referrals, housing referrals, and counseling and transportation to available replacement housing, if necessary.

Gregory J. Shelko
Assistant Executive Director-Secretary

Redevelopment Authority of the
City of Milwaukee

9-10-02

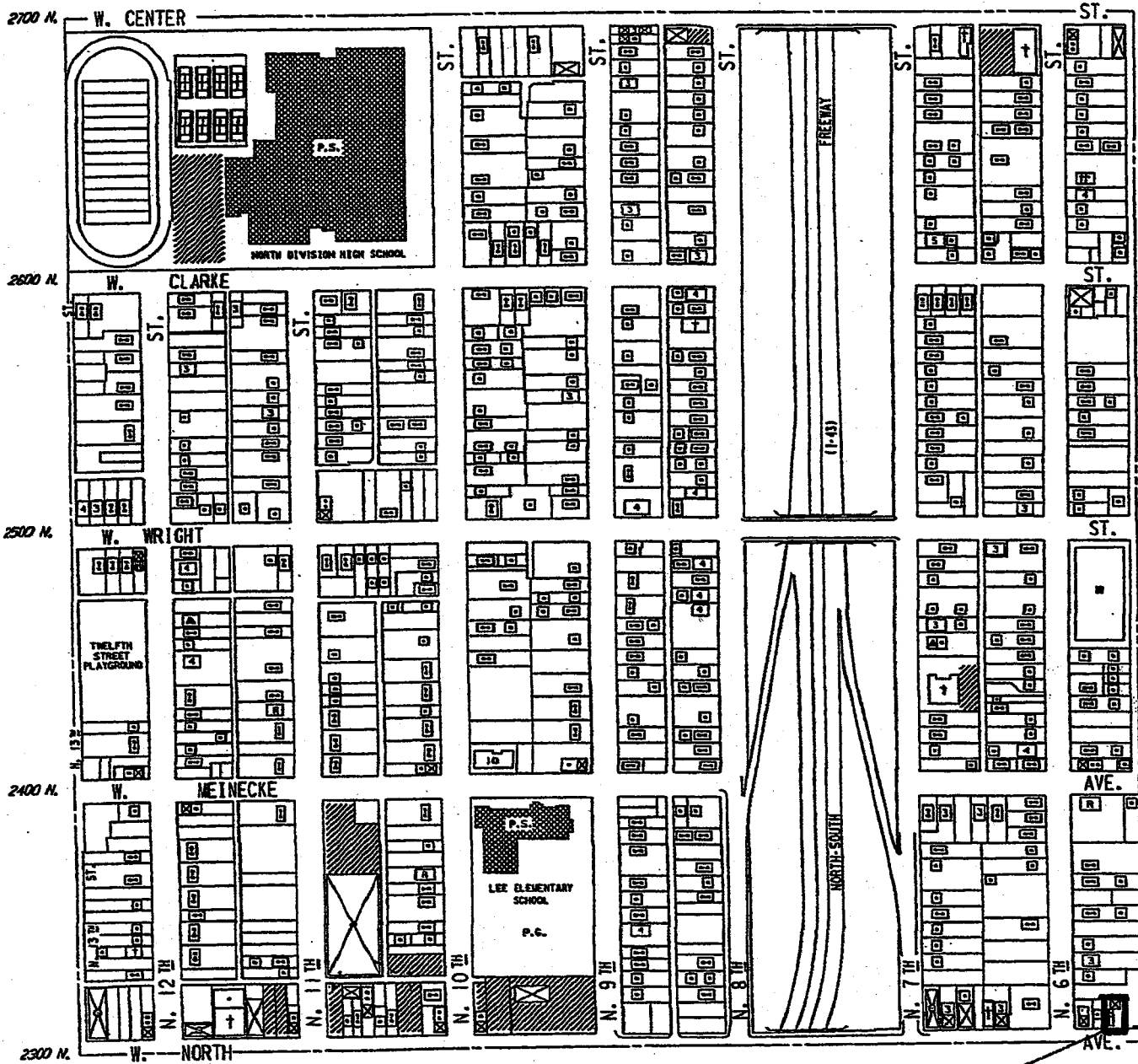
Date


Signature

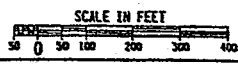
ADDENDUM A
PROJECT LOCATION MAP

Map 1

¼ Section Map Including the Project Site
530-32 West North Avenue
Milwaukee, Wisconsin



Project Site
530-32 W. North Ave.



Map 2

Plat Map Including the Project Site ^{#503}
530-32 West North Avenue
Milwaukee, Wisconsin

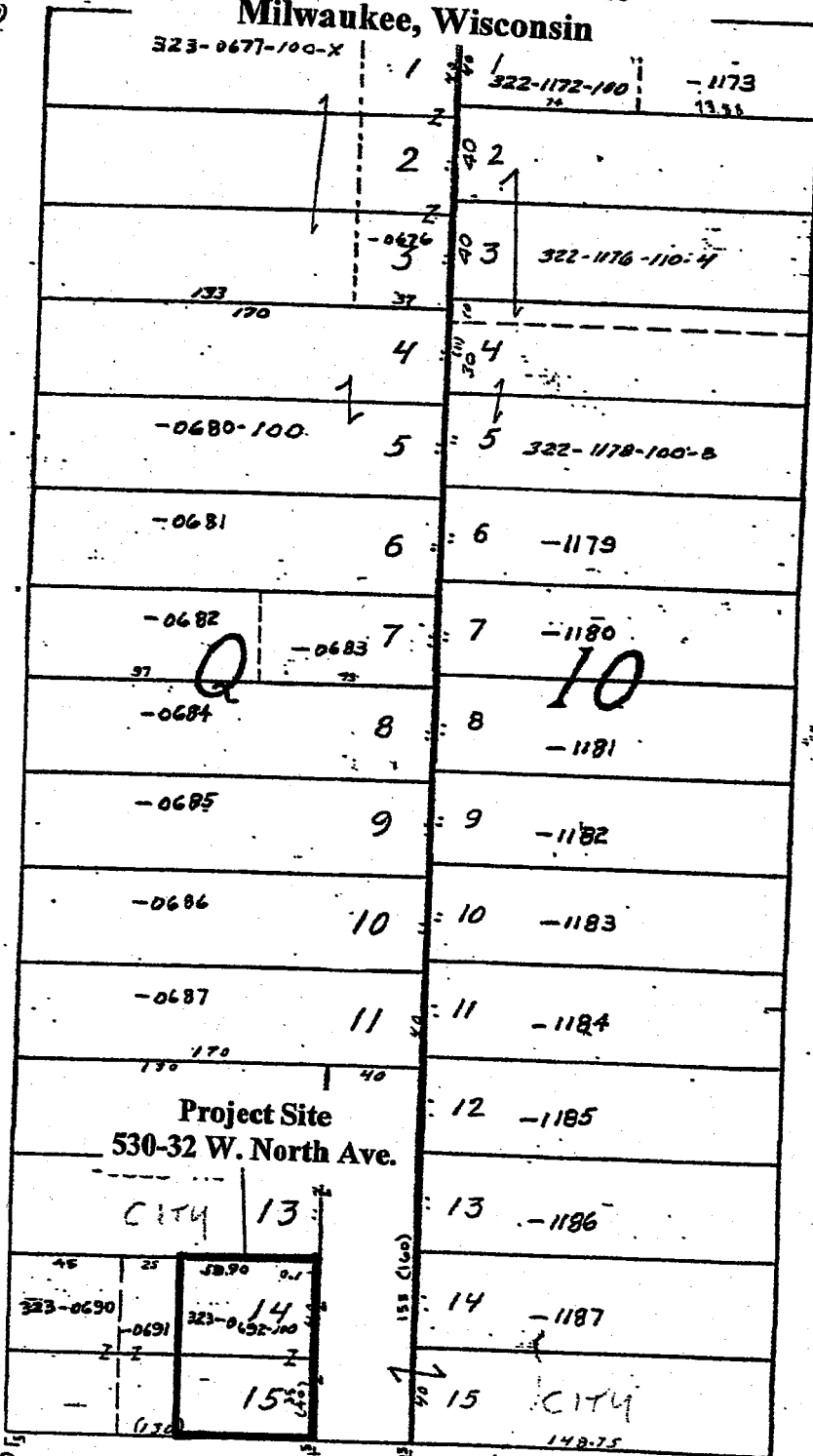


SUBDIVISION INTO CITY LOTS

N. 6TH ST

WM P YOUNG'S SUBD.

N. 5TH ST



2374 (60)
2354
2351
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2348
*2346B-Rent
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323-0677-100-X
322-1172-110
322-1176-110-4
-0680-100
-0681
-0682
-0683
-0684
-0685
-0686
-0687
Project Site
530-32 W. North Ave.
CITY
323-0690
-0691
323-0692-100
CITY
149-75

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322-1172-110
-1173
322-1176-110-4
322-1178-100-B
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-1180
-1181
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CITY

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*2346B-Rent
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ADDENDUM B
PROJECT RESOLUTION NO. 9344

Resolution No. 9344
Adopted: 12/20/01

(RACM) Resolution approving the relocation order for additional 2001 Spot Acquisitions.

WHEREAS, Applicable Wisconsin law, particularly Section 66.1333(5)(c) of the Wisconsin Statutes, as amended, enables the authority of a first class city with the approval of the local legislative body to acquire blighted property without designating a boundary or adopting a redevelopment plan; and

WHEREAS, On November 15, 2001 the Redevelopment Authority of the City of Milwaukee approved a number of spot acquisition projects identified in Exhibit A attached to the Relocation Order, following public hearings as required by law and the Common Council of the City of Milwaukee approved such acquisitions and determine these Projects to be feasible and in the best interest of the public; and

WHEREAS, The Redevelopment Authority of the City of Milwaukee intends to acquire said properties through condemnation proceedings and a need exists for the acquisition of the properties in order to carry out the objectives of the Authority; and

WHEREAS, The purpose of said acquisitions is to advance the public good and public welfare and to eliminate blight and slum areas; and

WHEREAS, To accomplish the aforesaid purposes and to acquire the properties according to law, the Redevelopment Authority is required to make an order providing for the laying out, relocation, and improvement of said acquisitions; now, therefore, be it

RESOLVED, By the Redevelopment Authority of the City of Milwaukee that, pursuant to the applicable provisions of the Wisconsin Statutes, the Relocation Order attached hereto is approved and made a part thereof with the same force and effect as though more fully set forth herein; and, be it

FURTHER RESOLVED, That the Redevelopment Authority declares, finds, and determines that the acquisition of the properties identified on the Exhibit attached to the Relocation Order are necessary and essential to the effective carrying out of the objectives referred to in this resolution; and, be it

FURTHER RESOLVED, That the Redevelopment Authority declares, finds, and determines that the aforesaid lands and interest in lands shall be acquired through condemnation proceedings in order to effectuate and carry out the aforesaid acquisitions in accordance with the applicable provisions of law, particularly Sec. 66.1333 and Chapter 32, Wisconsin Statutes; and be it

FURTHER RESOLVED, In accordance with this resolution, that the Authority staff is directed to take all the required legal steps to effectuate the acquisition of the properties.

Attachments

Relocation Order
Redevelopment Authority of the City of Milwaukee
Milwaukee County, Wisconsin

The Redevelopment Authority of the City of Milwaukee, Milwaukee County, Wisconsin, finds and determines that: the proper establishing, laying out and improvement of the Spot Acquisition Projects listed below and shown on the attached map require certain relocation and acquisition of land or interest in lands:

Address:	3709-11 West North Avenue
Tax Key No.:	348-0945-000-9
Legal Description:	Lot 3, Block 3, in Logan Park in the Northwest 1/4 of Section 24, Town 7 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.
Address:	3419-23 West North Avenue
Tax Key No.:	349-0252-000-9
Legal Description:	Lot 6, Block 3, in Columbia Park in the Northeast 1/4 of Section 24, Town 7 North, Range 21 East, in the city of Milwaukee, Milwaukee County, State of Wisconsin.
Address:	3409-11 West North Avenue
Tax Key No.:	349-0249-000-2
Legal Description:	Lot 3, Block 3, in Columbia Park in the Northeast 1/4 of Section 24, Town 7 North, Range 21 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.
Address:	1850-52 North 13th Street
Tax Key No.:	351-0520-100-X
Legal Description:	Lot 31, Block 23 in Assessment Subdivision No. 36 of Lots N, O, P & Q in the Northeast 1/4 of Section 19, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.
Address:	2001 North 15th Street
Tax Key No.:	352-1873-000-9
Legal Description:	North 33.34 Feet of East 135 Feet of Lot 7, Block 11 in Vliet's Subdivision in the Northeast 1/4 of Section 19 and the Northwest 1/4 of Section 20, Town 7 North, Range 22 East in the City of Milwaukee, Milwaukee County, State of Wisconsin.
Address:	1218-20 North 22nd Street
Tax Key No.:	364-1513-000-1
Legal Description:	Lot 13, Block 3, in Lynden Place, in Southwest 1/4 of Section 19, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.
Address:	1821-23 North 17th Street
Tax Key No.:	351-1906-100-6
Legal Description:	Lots 6 & 7, Block 217 in C. Lehmann's Subdivision in the Northeast 1/4 of Section 19, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.
Address:	1917 North 17th Street
Tax Key No.:	351-0310-000-1
Legal Description:	Lot 31, Assessment Subdivision No. 29 in the Northeast 1/4 of Section 19, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.

Address: 1806-10 North 18th Street
Tax Key No.: 351-3512-111-6
Legal Description: The North 10 Feet of Lot 33, all of Lots 34 & 35, and the South 60 feet of the North 165 feet of Lot 20, in Block 217 in C. Lehmann's Subdivision and that part of Lands lying between and adjacent to said lots, in Northeast 1/4 of Section 19, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.

Address: 2555 North 18th Street
Tax Key No.: 324-1035-000-8
Legal Description: Lot 39, Block 6 in Ferguson's Subdivision in the Southeast 1/4 of Section 18, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.

Address: 2631 North 18th Street
Tax Key No.: 324-0907-100-6
Legal Description: Lots 33 & 34, Block 3 in Ferguson's Subdivision in the Southeast 1/4 of Section 18, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.

Address: 1727-29 North 19th Street
Tax Key No.: 351-1620-000-5
Legal Description: Lot 20, Block 219 in Hunter's Subdivision in the West 1/2 of the Northeast 1/4 of Section 19, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.

Address: 1908 North 19th Street
Tax Key No.: 351-1134-000-3
Legal Description: Lot 30, Block 227, in Cross & Huidekoper's Subdivision of 4 Acres in the Northeast 1/4 of Section 19, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.

Address: 1913(B) North 19th Street
Tax Key No.: 351-1115-000-X
Legal Description: West 51 Feet of Lot 27, Block 226 in Cross & Huidekoper's Subdivision of 4 Acres in the Northeast 1/4 of Section 19, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin and Easement as conveyed in Document 2903430, Volume 2684, Page 504.

Address: 1938 North 19th Street
Tax Key No.: 351-1126-100-6
Legal Description: Lots 14 & 16, Block 227, in Cross & Huidekoper's Subdivision of 4 Acres in the Northeast 1/4 of Section 19, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.

Address: 2059-61 North 23rd Street
Tax Key No.: 350-2502-000-4
Legal Description: North 30 feet of the East 21 feet of Lot 22, and the North 30 feet of Lots 23, 24 & 25, Block 15, Ogden's Subdivision in Northwest 1/4 of Section 19, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.

Address: 2123 North 24th Street
Tax Key No.: 350-2182-000-6
Legal Description: Lot 14, Block 7, in Meehan & Somer's Subdivision, in the Northwest 1/4 of Section 19, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.

Address: 1912 West Brown Street
Tax Key No.: 351-0790-000-2
Legal Description: Lot 15, Block 225 in Brown's Addition in the Northeast 1/4, of Section 19, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.

Address: 2421-23 West Garfield Avenue
Tax Key No.: 350-2173-000-7
Legal Description: Lot 4, Block 7, in Meehan & Somer's Subdivision, in the Northwest 1/4 of Section 19, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.

Address: 1823 West Meinecke Avenue
Tax Key No.: 324-1540-100-X
Legal Description: Lots 4 & 5, Block 2, in Meinecke's Subdivision, in the South 1/2 of the Southeast 1/4 of Section 18, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.

Address: 1723 West Vine Street
Tax Key No.: 351-9993-000-X
Legal Description: The East 33.76 feet of the North 50 feet of Lands lying South of West Vine Street and between Block 217 and Block 217 of C. Lehmann's Subdivision and lying West of and adjacent to Lot 5, Block 217 of C. Lehmann's Subdivision, in the Northeast 1/4 of Section 19, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.

Address: 1816-18 West Wright Street
Tax Key No.: 324-1020-100-2
Legal Description: Lots 25 & 26, Block 6, in Ferguson's Subdivision, in the Southeast 1/4 of Section 18, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.

Address: 1310 South 7th Street
Tax Key No.: 432-0157-000-0
Legal Description: Lot 3, Block 7, located in the Walker's Point Addition, located in the Southwest 1/4 of Section 32, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.

Address: 1917 West State Street
Tax Key No.: 363-2595-000-X
Legal Description: Lot 6, Block 20, in Well's Addition in Southeast 1/4 of Section 19 and Northeast 1/4 of Section 30, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.

Address: 824-26 North 26th Street
Tax Key No.: 389-0504-000-3
Legal Description: The North of the 35 feet of the South 65 feet of Lot 2, Block 275, Harrison's Subdivision and the North 35 feet of Lot 7, Block 275, in the Subdivision of Blocks 275 & 283 in Hawley's Subdivision in the West 100 acres in the Northwest 1/4 of Section 30, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.

Address: 830 North 26th Street
 Tax Key No.: 389-0503-000-8
 Legal Description: The North 65 feet of Lot 2, Block 275, in Harrison's Subdivision of part of West 100 Acres and all of Lot 6 in Block 275 in the Subdivision of Blocks 275 & 283 in Hawley's Subdivision in the West 100 acres in the Northwest 1/4 of Section 30, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.

Address: 840 North 26th Street
 Tax Key No.: 389-0502-000-2
 Legal Description: The South 50 feet of Lot 1, Block 275, in Harrison's Subdivision of part of West 100 Acres and the South 50 feet of Lots 4 & 5 in Block 275 in the Subdivision of Blocks 275 & 283 in Hawley's Subdivision in the West 100 acres in the Northwest 1/4 of Section 30, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin, excluding that part of Lot 4 for alley.

Address: 1823 North 19th Lane
 Tax Key No.: 351-1635-000-7
 Legal Description: The South 40 feet of the North 185 Feet of Lot 23, Block 219, in Hunter's Subdivision in the West 1/2 of the Northeast 1/4 of Section 19, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.

Address: 530-32 West North Avenue
 Tax Key No.: 323-0692-100-1
 Legal Description: The West 59.90 feet of the East 60 Feet of Lots 14 & 15, Block Q, in Subdivision into City Lots of the Southwest 1/4 of Section 17, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin, excluding the South 5 Feet of Lot 15 for Street.

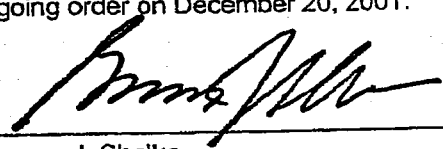
Address: 2225-27 West Lloyd Street
 Tax Key No.: 350-0003-000-5
 Legal Description: Lot 3, in Assessment Subdivision No. 9, in the Northwest 1/4 of Section 19, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.

Pursuant therefore to its authority under Section 66.1333 and Chapter 32, Wisconsin Statutes, the Redevelopment Authority of the City of Milwaukee hereby orders that:

1. The said Spot Acquisition Projects are hereby laid out and established within the areas as identified and described above.
2. The said properties shall be acquired in the name of the Redevelopment Authority of the City of Milwaukee pursuant to the provision of Sec. 66.1333 and Chapter 32 of Wisconsin Statutes.

The Redevelopment Authority of the City of Milwaukee issued the foregoing order on December 20, 2001.

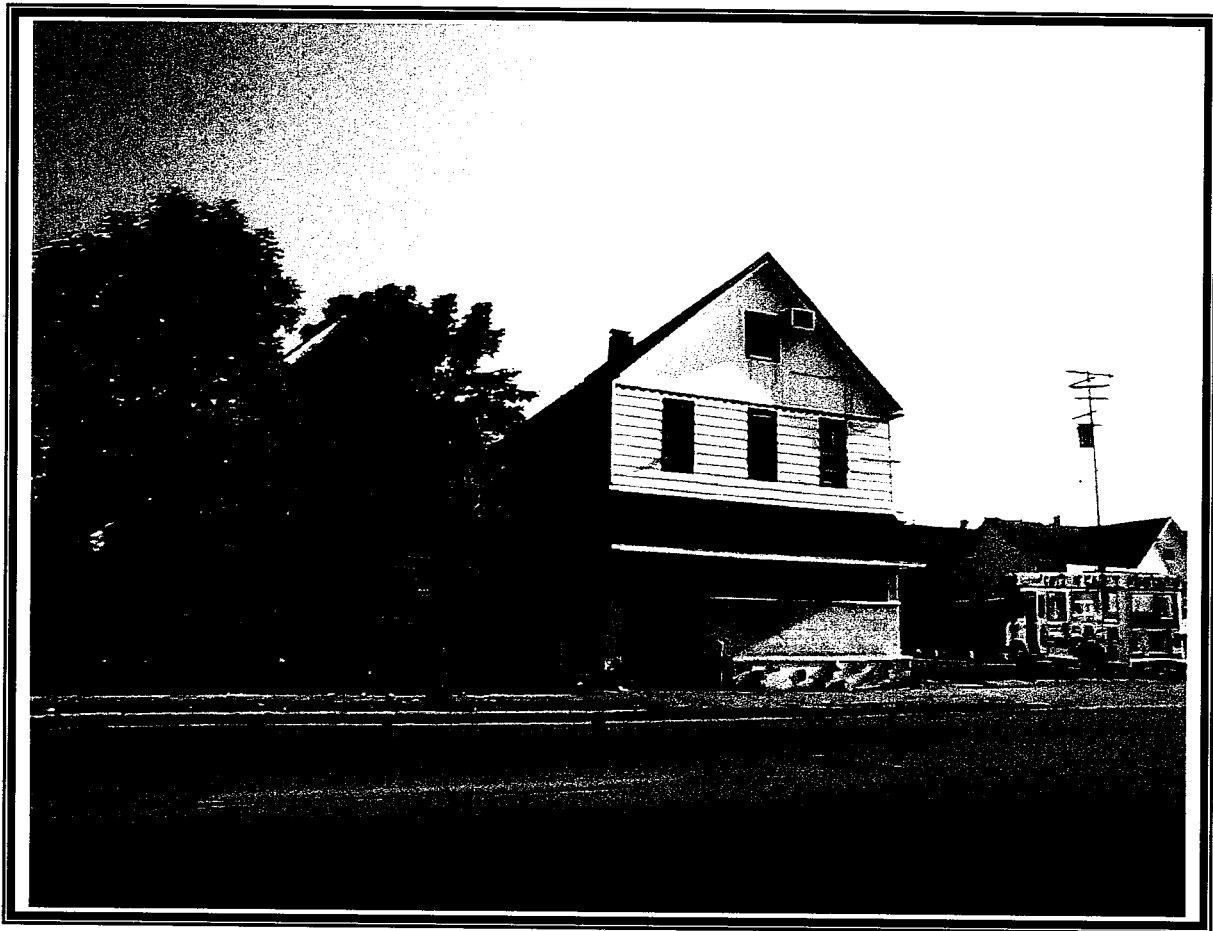
(Seal)


 Gregory J. Shelko
 Assistant Executive Director-Secretary
 Redevelopment Authority
 of the City of Milwaukee

Attachment

REPRESENTATIVE

PHOTOGRAPHS

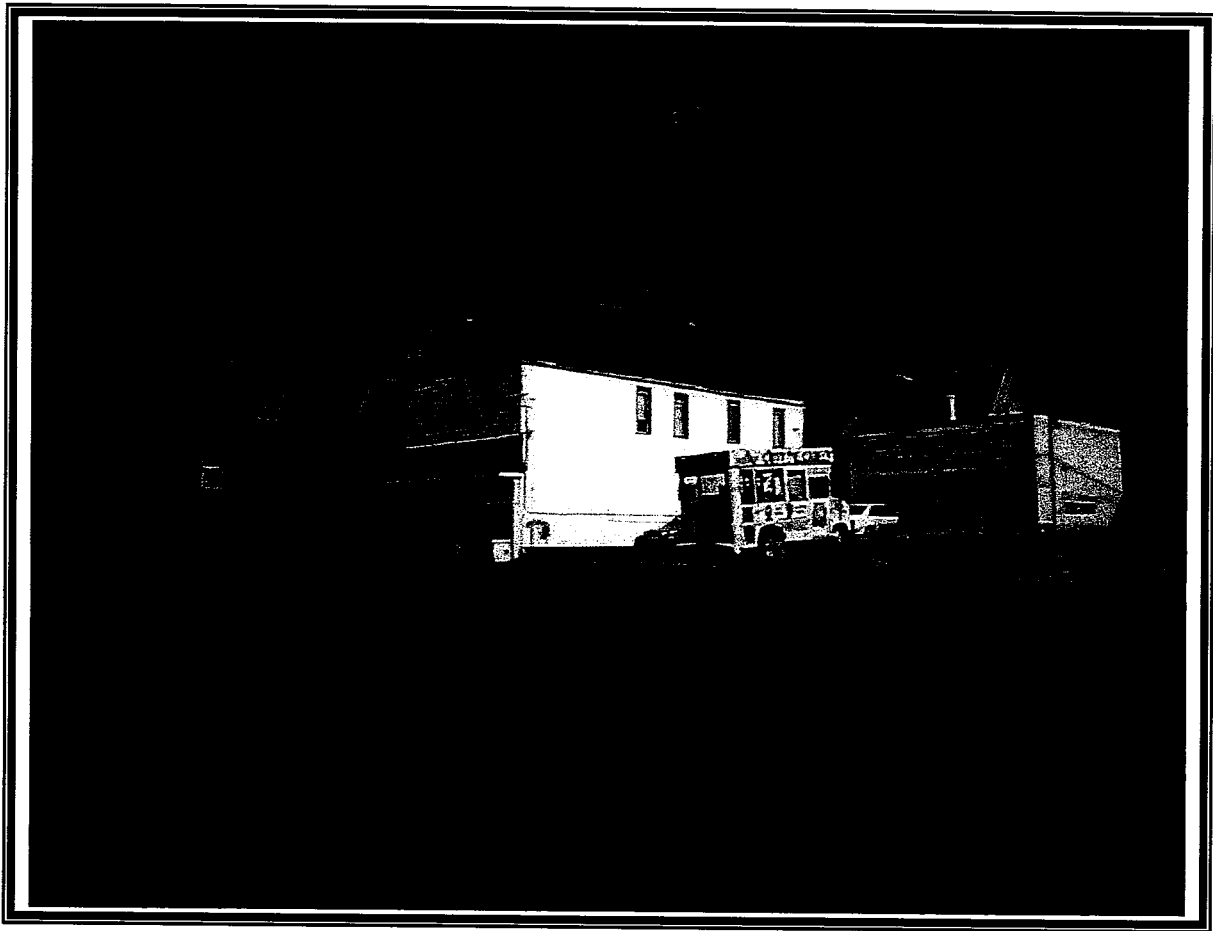


530-32 West North Avenue
Looking North at Residential Unit
Single Family to the West

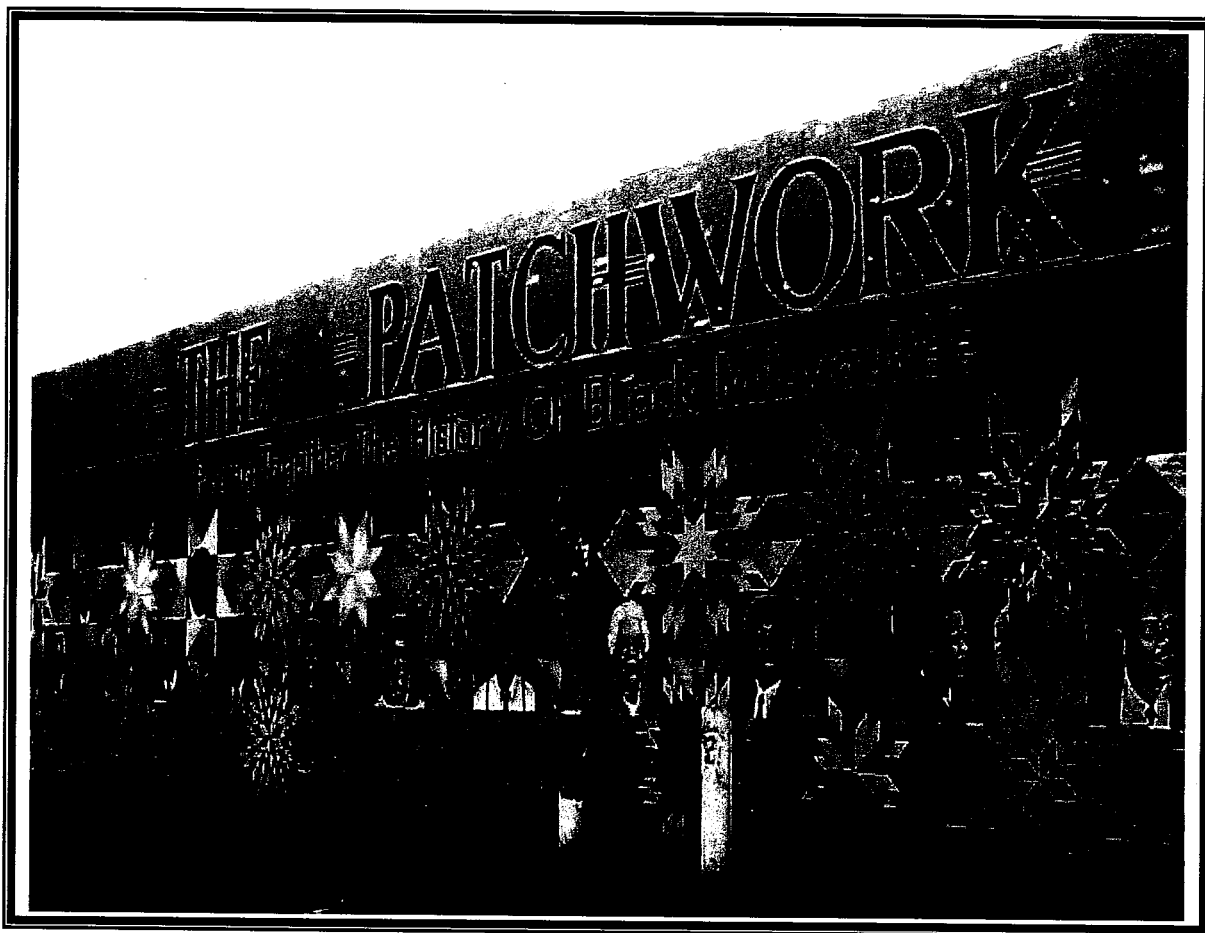


530-32 West North Avenue
Residential Unit on left

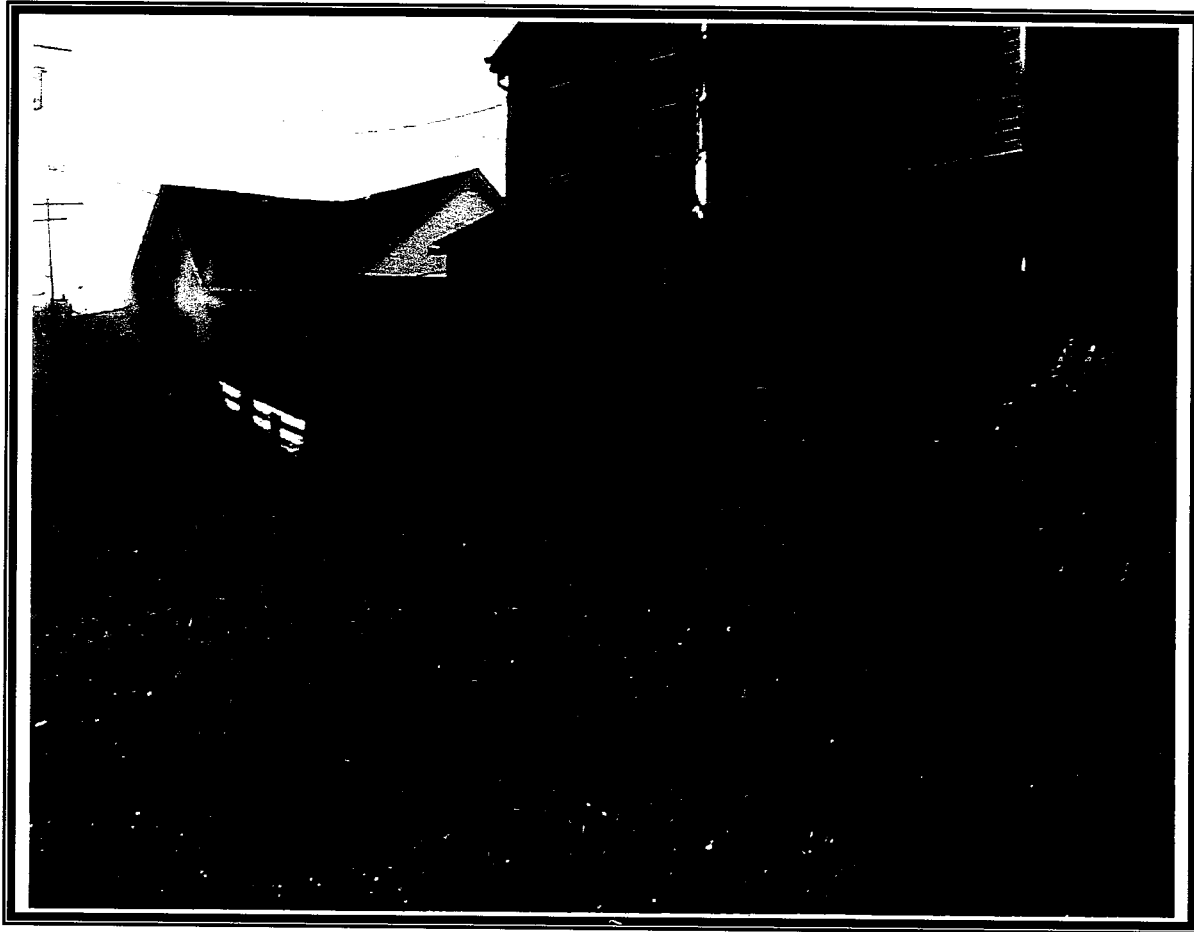
Business Unit on Right
"Johnson Auto Body"
F/K/A 528 West North Avenue



Subject Parcel looking Northwest



Mural on exterior wall of building east of subject
Northeast corner of 5th and North Avenue



Sign on Northwest corner of 5th and North Avenue announcing the
African American Cultural & Entertainment District
Where the subject parcel is located