

**ACQUISITION & PLAN AMENDMENT SUMMARY
& LAND DISPOSITION REPORT
REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE**

DATE

April 20, 2006

RESPONSIBLE STAFF

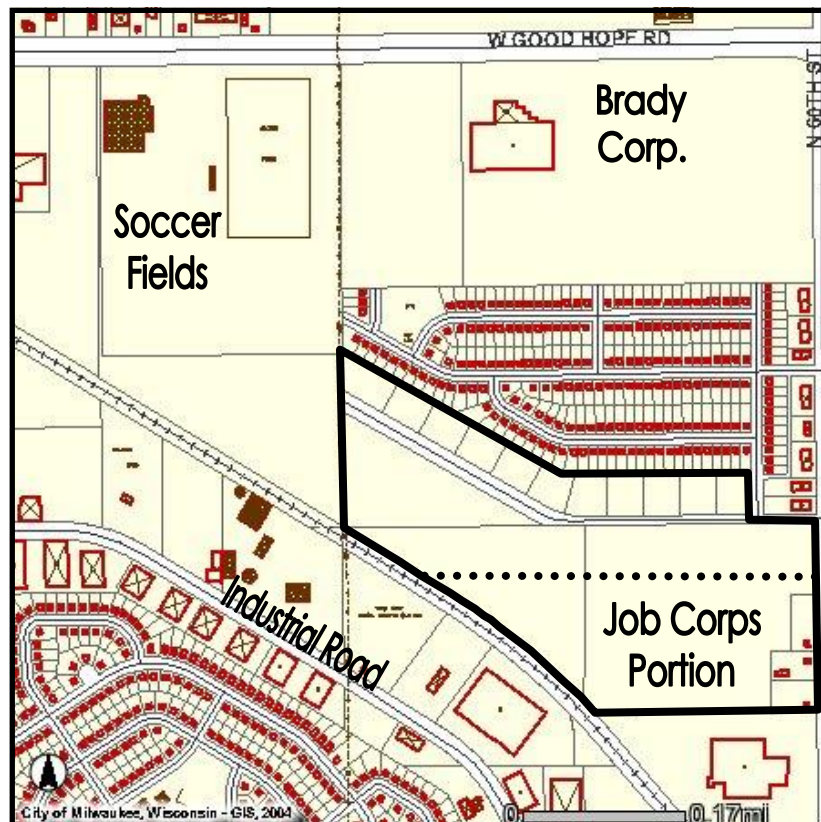
Joel Brennan (286-5820)

PROPOSED ACTIVITIES

Facilitate development the Milwaukee Job Corps by amending the redevelopment plan to allow property acquisition and to permit the proposed use, accepting the Purchase and Sale Agreement for the property and authorizing conveyance of a portion of the site for the Job Corps.

REDEVELOPMENT PROJECT AREA & PLAN AMENDMENT

Green Tree Business Park: A project created in 2003 to transform the 65-acre Bacher Farm into a light industrial and office park. Although partially platted, interior roads have not been developed and the site remains vacant. For many years, James Cape and Sons, a major highway contractor, used the site for disposal of road debris.



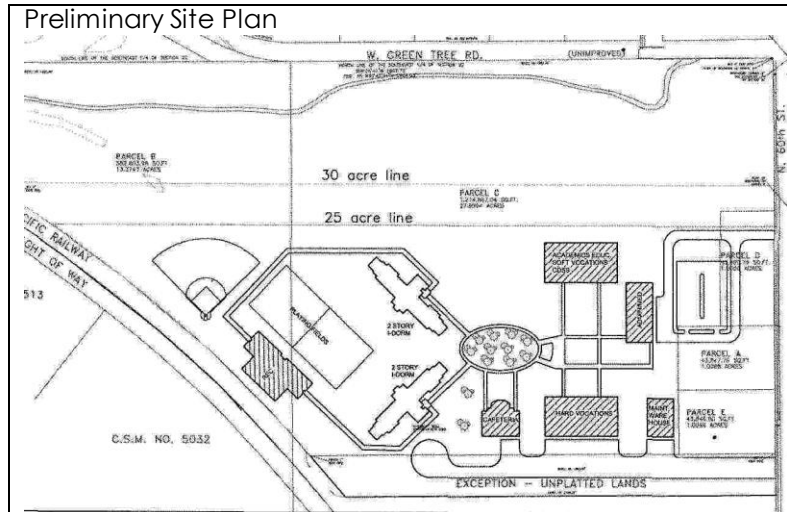
ACQUISITION SUMMARY

James Cape and Sons, the property owner, is in receivership under Wisconsin Statutes. The property had been listed for sale on the open market. The Authority authorized possible acquisition in July 2005 and staff obtained an independent appraisal. Agreement has been reached on the purchase price of \$1,600,000, or about \$26,667 per acre, the appraised value. Due diligence has been conducted – environmental, geotechnical and title and survey. The site has minor, but manageable, adverse conditions such as some wetlands and minor geotechnical conditions.

The court-appointed receiver and the City Attorney have reached agreement on the Sale and Purchase Agreement. A judge must approve this agreement, but the receiver does not anticipate any problems. Closing should occur shortly. A brokerage commission will be paid to the listing broker.

PROJECT DESCRIPTION

Milwaukee Job Corps is an education and job training facility for Milwaukee youth that will be constructed on approximately 25 acres at the southern portion of the project area. The center, a campus-like residential facility, will consist of educational buildings, dormitory, cafeteria and recreational facilities. Total project costs are approximately \$28.0 million.



Resource Center at St. Paul campus



Aerial view of the St. Paul Minnesota Center

Typical Dormitory Room



OPTION TERMS AND CONDITIONS

The purchase price shall be \$1.15 million, which was also determined by the Authority's appraisal. Closing is expected on or before September 16, 2006.

PAST ACTIONS

The Redevelopment Authority held a public hearing on April 20, 2006, that addressed Amendment No. 1 to the Redevelopment Plan as well as the conveyance to the U.S. Department of Labor.

FUTURE ACTIONS

Upon approval by the Common Council and any other required approvals by regulatory bodies, the Authority will proceed to acquire the property and complete negotiations with the U.S. Department of Labor. Closing with the Department of Labor will occur after approval of the Job Corps site and building plans.