

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

DATE

November 21, 2002

REDEVELOPMENT PROJECT AREA

West Clarke Street - North Third Street, a redevelopment district created in 1979 to promote retail and commercial-service development on North 3rd Street, now King Drive, between Wright and Clarke Streets.

REDEVELOPER

Urbanworks LLC. The development team consists of Urbanworks LLC and Andrew Orenstein from Williams Development.

PARCEL ADDRESS & DESCRIPTION

2578 North King Drive is a mixed-use two-story building with 3,300 square feet on each floor, or a total of 6,600 square feet. The first floor is commercial space and the second floor contains three apartments. The redevelopment will retain the existing commercial/residential mix.

The land at 2568-78 North King Drive has an area of 13,500 square feet. The site has 90 feet of frontage on King Drive and 150 feet along Clarke Street. The rear area will be developed for use as a parking lot.

The site is across King Drive from the MLK-Heritage Health Center.

PROPOSED REDEVELOPMENT

The exterior brick façade, windows, and entries will be restored to a condition resembling the original design. On the interior, the three second floor apartments, at approximately 1000 square feet each, will be completely rehabilitated. The first floor will be "white boxed" for a commercial tenant. The estimated project budget is \$265,000.

OPTION TERMS AND CONDITIONS

The purchase price is \$1,000 and will be paid in full at closing.

Pursuant to the Authority's fee schedule, a \$500 Option Fee and a \$1,000 Performance Deposit are required. The Option Fee shall be credited toward purchase price if Redeveloper closes within the initial option period. The performance deposit will be retained by the Redevelopment Authority in accordance with the terms of the Agreement for Sale so as to guarantee completion of the improvements.

The base option term is six months to allow the Redeveloper to obtain final building plans and financing. The Executive Director may extend the option for two additional three-month periods upon submission of a written progress report and a \$250.00 renewal fee for each request.

In addition to the aforesaid terms, the sale will be further conditioned as required in the Redevelopment Authority resolution adopted on November 21, 2002, and in the Option to Purchase submitted by Redeveloper.

PAST ACTIONS

The Redevelopment Authority held a public hearing on November 21, 2002, after which it conditionally accepted the Option to Purchase of the named Redeveloper.

FUTURE ACTIONS

Upon approval of this Report by your Honorable Body, and receipt of requisite approvals by regulatory bodies, the Redevelopment Authority will enter into said Agreement for Sale and proceed to close in accordance with the terms and conditions expressed herein and contained in the form of contract and resolution referred to above.

Respectfully submitted,

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**



Gregory J. Shelko
Assistant Executive Director-Secretary

GJS:jws