

LAND DISPOSITION REPORT

COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

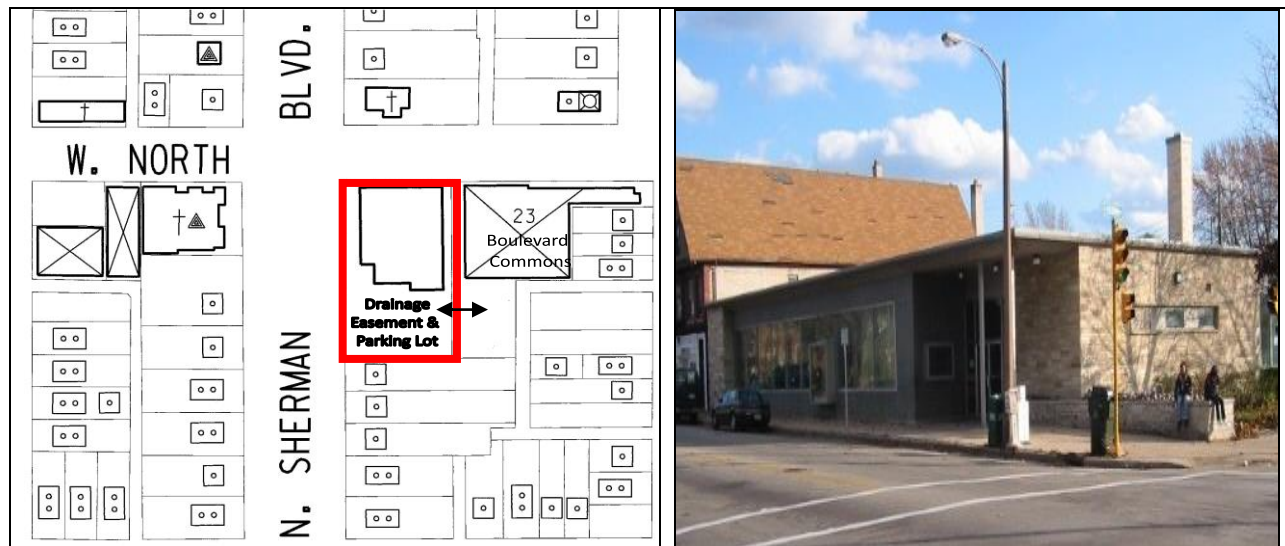
February 13, 2015

RESPONSIBLE STAFF

Matthew Haessly, Real Estate Specialist, DCD

PARCEL ADDRESS & DESCRIPTION

The former Finney Library at 4243 West North Avenue (the "Property") – a one-story lannon stone building with approximately 9,000 SF, located in the North Sherman Boulevard Historic District. The property contains a surface parking lot south of the building that is subject to a 2008 Drainage Easement for the benefit of the neighboring parcel at 4211 West North Avenue owned by Boulevard Commons, LLC.



 City Parcel (approximate parcel outline)

BUYER

Finney Arts Incubator LLC, Matthew Bohlmann, Member, designs and builds one-of-a-kind furniture. The work is created locally, in a craft studio setting, in contrast to distant high volume factories. His Wauwatosa furniture studio will be relocated to the Property where he intends to occupy approximately 25 percent to 30 percent of the building. Also, he intends to provide a gallery and client meeting space with approximately 600 SF located near the North Avenue entrance. The remaining space will be leased to other "creative enterprises." Professional architects, designers, crafts-persons and fine artists will be attracted to the synergistic work environment.

Matt Bohlmann has owned and operated several businesses in the Washington Heights and East Tosa area for more than 20 years.

As Managing Member of The JMT Group LLC, Matt Bohlmann has owned and operated a two-acre commercial property with a 54,000 SF building at 6228 West State Street in Wauwatosa since 2003. He is familiar with the complexity of renovating an underutilized building back to

productive reuse. When Matt purchased the State Street property, it was only 10 percent occupied. Matt turned the building into a small business incubator for West Side businesses and added 10 to 14 tenants that increased the occupancy rate to between 85 percent – 100 percent, since his acquisition. The incubator businesses created 25 to 35 jobs that were sustained for 11 years. Matt coordinated all of the tenant build-outs. The tenants included: CrossFit (a 10,000 SF fitness center with 300 members); Wisconsin Soup Co. and Suzy Chen Potstickers (each having a State of Wisconsin certified commercial kitchen); PrimeTime (a nationally recognized sports event timing company); and Orange Spool (a hi-tech embroidery operation with 40 computerized stitching heads operating 2 shifts).

Matt has been successful in identifying small businesses that have a proven track record, that have out-grown the homes or garages where they began, and that need new space. Many were nurtured as tenants starting with small inexpensive leases that subsequently doubled or tripled in size and amenities.

Also, Matt owned and managed Sylvan Studio LLC, a millwork and general contracting company that had 8 employees and managed sub-contractors for more than 10 years. Sylvan Studio has completed numerous complicated residential and commercial renovation projects.

PROJECT DESCRIPTION

Matt proposes to renovate the interior of the building for use as a furniture studio and gallery space and for lease to other creative enterprises. Matt consulted with Mark Knapp of Quorum Architects regarding the renovation of the Property. Mr. Knapp believes the proposed uses are consistent with the current LB2 zoning and that no zoning variances or BOZA approvals will be required at this time.

Matt understands that the Property is located within the Historic Sherman Boulevard District. He does not anticipate exterior changes at this time and understands that exterior changes may require a Certificate of Appropriateness ("COA") and/or coordination with the City's Historic Preservation Commission ("HPC"). Matt already obtained a COA from HPC to restore the damaged planter box located near the North Avenue building entrance.

Matt's estimated renovation costs are \$265,000.

PURCHASE TERMS AND CONDITIONS

The purchase price is \$50,000. The conveyance will be on an "as is, where is" basis, including environmental concerns, if any. The deed of conveyance will contain a restriction prohibiting the Buyer or its successors from applying to the City for tax-exempt property status.