



Summary of Activities for the Former Northridge Mall

Zoning & Neighborhood
Development Committee

File No. 231335

January 9, 2024

Legislative & Administrative Overview

File No. 231326 - *A resolution relating to acceptance of American Rescue Plan Act funds from the State of Wisconsin Department of Administration for the Northridge Mall Demolition and Redevelopment Program* - **Approved unanimously by the Common Council on December 12, 2023**

Memorandum of Understanding (MOU) - MOU between the State of Wisconsin Department of Administration and City of Milwaukee Department of Neighborhood Services - **Signed December 2023**

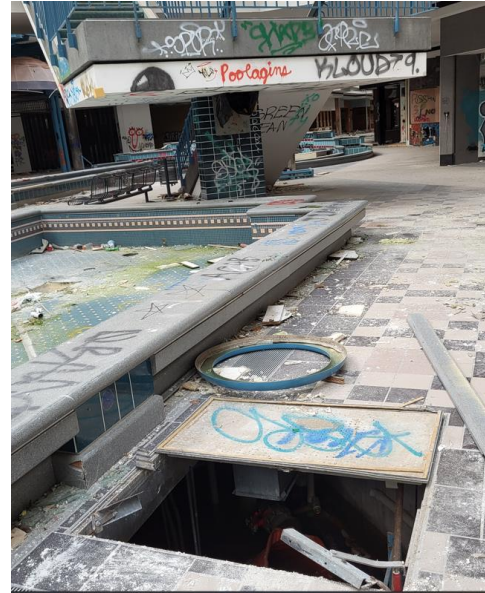
File No. 231335 - *Resolution authorizing the Department of Neighborhood Services to expend American Rescue Plan Act funds from the State of Wisconsin Department of Administration for the Northridge Mall Demolition and Redevelopment Program* – **Going before the Common Council Zoning & Neighborhood Development Committee on January 9, 2024**

Project Management Team – The ARPA money will be managed by the Department of Neighborhood Services with support from the Department of City Development and Department of Public Works

Current Conditions and Public Safety Issues


Conditions within the Black Spruce owned properties:

- Building is rapidly deteriorating
- Daily break-ins
- Gun shooting activity
- One death & multiple serious injuries
- Last fire on 11/2/2023 – multiple fire responses over past 2 years
- Holes in roof and skylight glass is falling
- Friable asbestos & mold – unsafe air quality
- Flooded rooms – slippery floors and potential drowning hazard
- Open utility shafts (10+ft. deep) - extreme fall hazards



 Chloe [redacted] yeah i was in there again today and it was lit on fire 😱 right as we were leaving we looked down the hallway and there was a giant fire and right after we left cops and firetrucks were there

1d Like Reply 3 😱

 Steve [redacted] Went there about a month ago. It was raining while I was there and you could hear water pouring in some places. Place probably will be beyond repair soon.

1d Like Reply 1 🍷

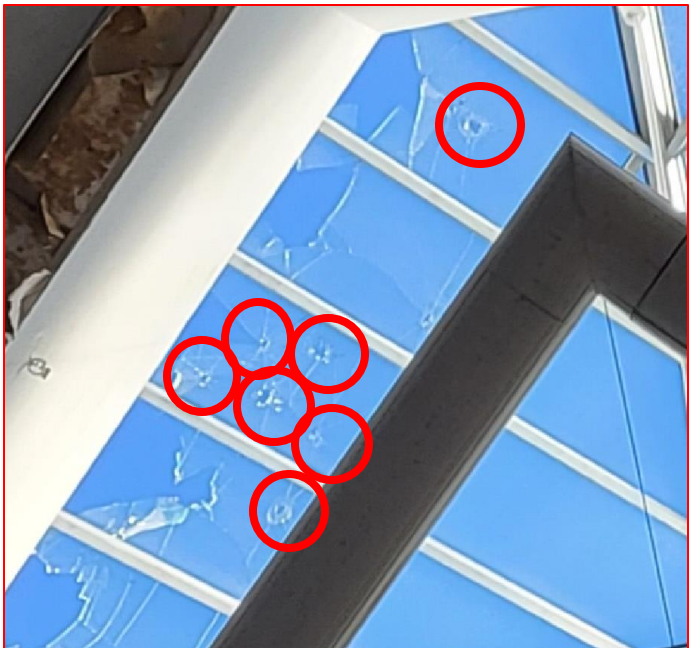
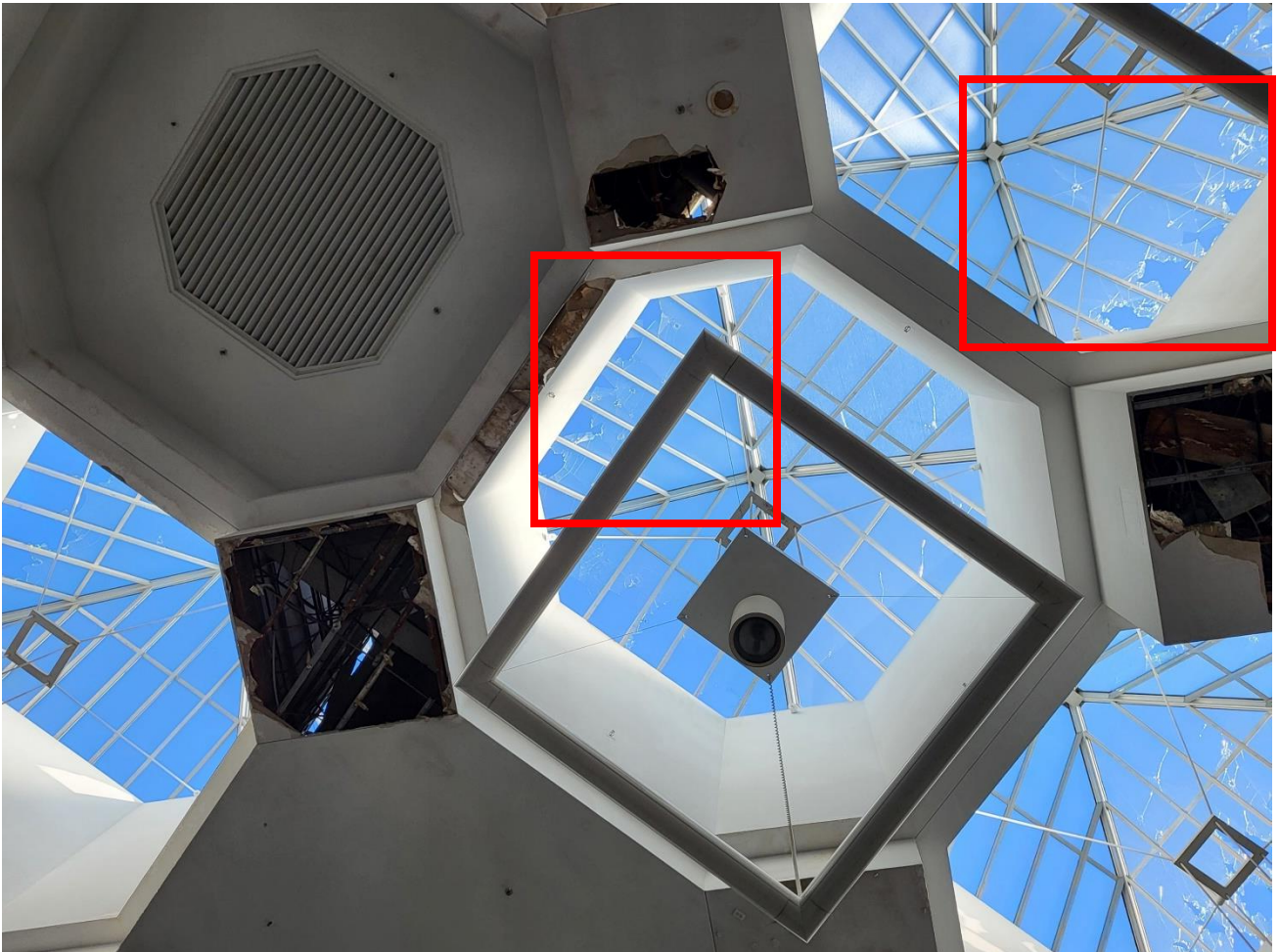
A photograph of a long, narrow building with a green roof, possibly a school or community center. The building is surrounded by a gravel lot and a blue dumpster. The sky is blue with scattered white clouds.

🍷❤️ 2

👍 Like 🗨 Comment 📧 Send

Evidence of Gun Activity at US Black Spruce Properties

Evidence of bullet holes and falling glass from skylights – September 2023



There are bullet holes and casings inside and outside of the mall.

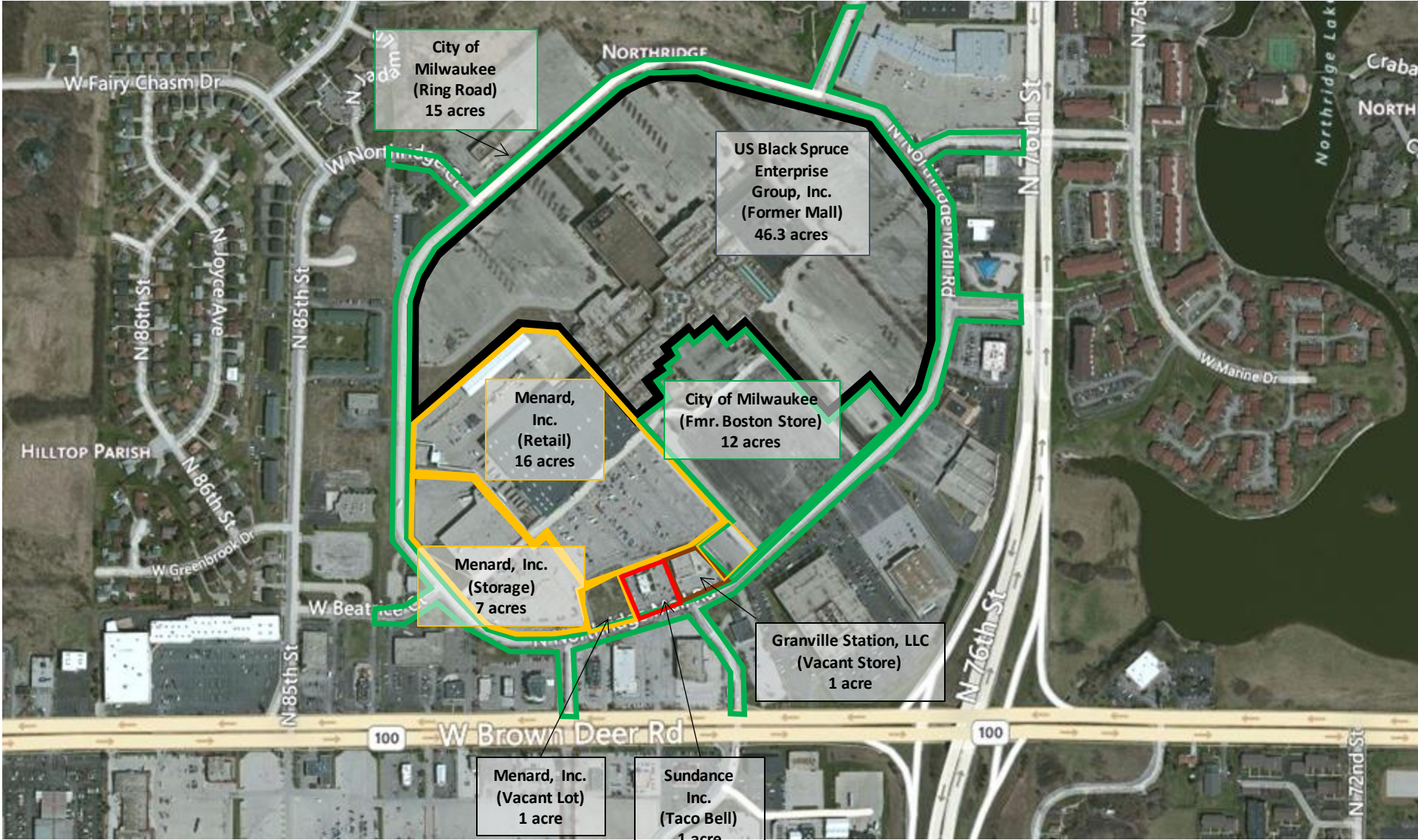
The casings and holes come from handguns, shot guns, and rifles.

Impact of Black Spruce's Deteriorating Property Conditions on City Resources

- **Deteriorating and dangerous properties** (well documented in weekly reports to Circuit Court)
- **DNS inspectors have done daily inspections for 500+ days in a row**
- **On-going Fire and Police responses due to Black Spruce's failure to secure and raze the buildings**
- **Additional maintenance costs for Boston Store due to Black Spruce's neglect of neighboring properties**
- **More than \$1,000,000 in City funds (DCD, DNS, MFD, & MPD) have been spent on securing Black Spruce's properties and the City-owned Boston Store over the past few years**
- **City staff from multiple departments have spent 1,000's of hours dealing with these properties**

Granville Station Ownership 2023

Areas highlighted total approximately 100 acres – The City owns the former Boston Store and three parking lots (12 acres)

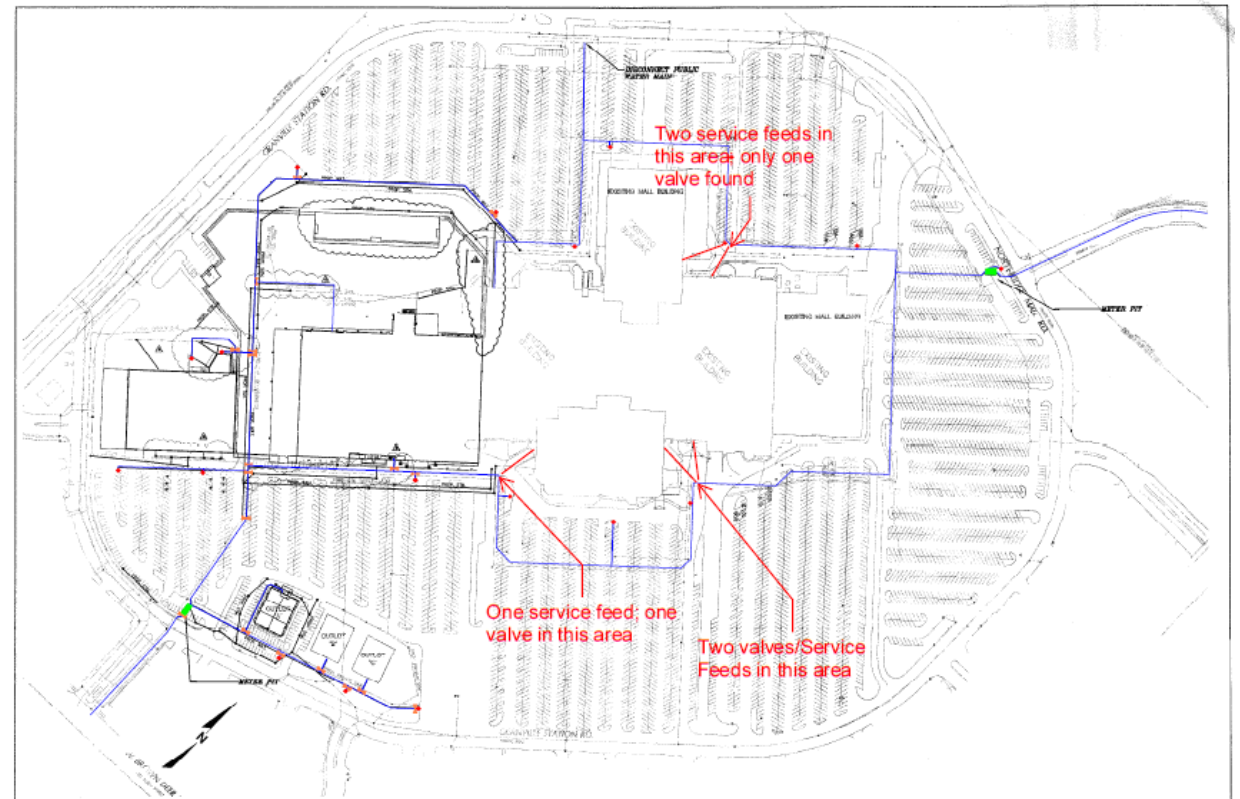


Key: Black = US Black Spruce Enterprise Group, Inc. Green = City of Milwaukee Yellow = Menard, Inc.
 Brown = Granville Station, LLC Red = Sundance, Inc.

File No. 231335 - Demolition Activities

Required Activities:

- Secure Buildings/Properties
- Obtain On-Site Security Presence
- Replace Perimeter Fence
- Asbestos, Hazardous Material, & Lead Paint Assessment
- Asbestos Abatement & Demolition
- Stormwater Work/Utility Separation
- Earth Work/Site Grading
- Site Restoration



File No. 231335 - Estimated Timeline

Winter 2024

- Secure Mall
- Begin Demolition of Boston Store
- Enviro Assessment Work

Spring/Summer 2024

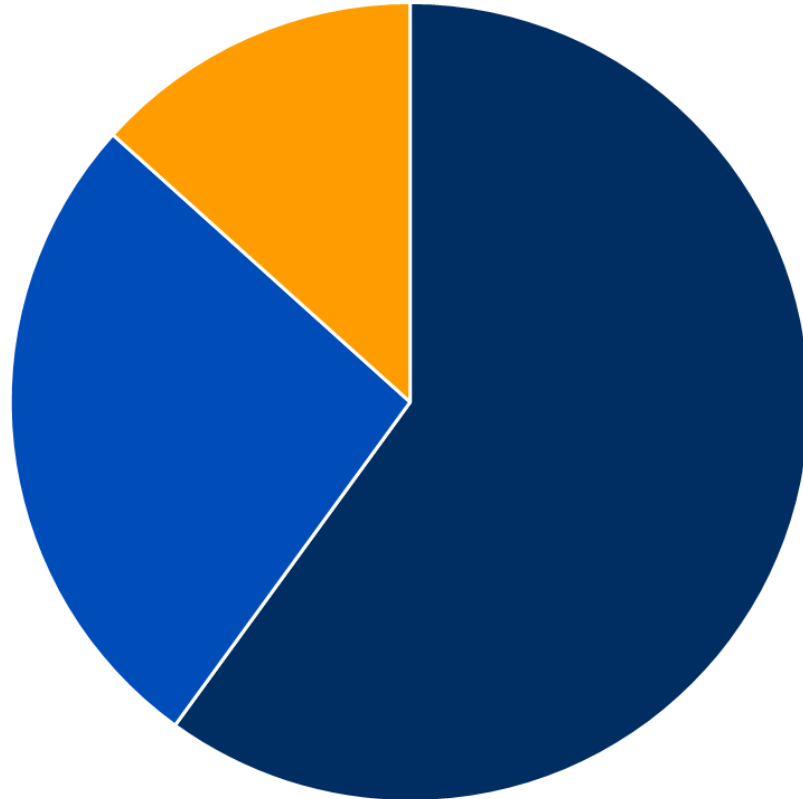
- Advertise Abatement & Demolition Bid
- Begin Demolition of Mall Buildings
- Utility Separation Work

Fall 2025

- Complete Demolition
- Site Grading/Earth Work
- Create Dust Free/Erosion Free Condition

File No. 231335 - \$15M Budget Breakdown

\$15 Million Budget



■ Abatement & Demolition \$9M ■ Site, Stormwater & Utility Work \$4M ■ Miscellaneous \$2M

Site Details/Logistics

- 800,000-SF of buildings to be razed
- Presence of friable asbestos, hazardous material, universal wastes, & lead-based paint
- 58 acres of improved land to be cleared
- Site elevation varies by 30 FT east to west
- Shared water service among properties
- Storm water management plan covers all properties
- Coordination with adjacent property owners

Summary

- **Demolition activities (visible to the public) on the City-owned Boston Store to begin January 2024**
- **Site security, fencing, and other measures will be put in place to help protect the public and first responders**
- **All bids and RFPs will be public and issued using the City's ARPA requirements**
- **DCD will create a website to keep the public up-to-date on activities**
- **The funding will be used to clean up and remove a significant danger to the public**

- **Questions & Discussion**