

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

DATE

March 18, 2004

REDEVELOPMENT PROJECT AREA

Blight Elimination in the area of Lisbon and North.

REDEVELOPER

Tomko, McCarthy, Banaszak Investment Group, Inc., is a real estate development company and the organization has been active in redevelopment throughout Milwaukee.

PARCEL DESCRIPTION & PROPOSED REUSE

4701-17 West Lisbon Avenue. A 17,300 square foot, two story, commercial/residential property. Tomko, McCarthy, Banaszak Investment Group, Inc. propose to rehabilitate the second floor into 8 single bedroom apartment units and first floor 8,650 square feet into leaseable commercial space. The apartment units will be rented for \$400 monthly and the commercial space at \$5.00 per square foot. The Redeveloper plans to restore the façade into its original form. Redevelopment cost is estimated to be approximately \$248,000.

OFFER TERMS AND CONDITIONS

The purchase price will be \$10,000. A portion of the purchase price may be returned to the Redeveloper if extraordinary site conditions are documented by Authority staff and result in additional excavation expense. RACM will also deduct a 20% development fee from the gross sale proceeds.

Pursuant to the Authority's fee schedule, a \$250 Option Fee and a \$1,000 Performance Deposit are required. The Option Fee and Performance Deposit it 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 Redeveloper will be given three months to submit acceptable building plans and evidence of financing to close the sale. The base option term is six months to allow the Redeveloper to obtain final building plans and financing. The option may be extended by the Executive Director for two additional three-month periods upon submission of a written progress report and a \$250.00 renewal fee for each request.

The property would be conveyed by quit claim deed.

A Phase I report was completed and indicated concerns. A Phase II cost estimate was completed and has been given to the Buyer. The Phase II cost estimate was based on both the superstructure and garage were razed. However, the garage will be the only structure to be razed. After completion of the demolition of the garage (4) soil borings will be taken to evaluate the soil and groundwater conditions. The findings of the soil testing will determine what remediation is required. The Redevelopment Authority, at its sole expense, will authorize its environmental consultant to undertake the most effective Remedial Action Plan in order to obtain closure from the Wisconsin Department of Natural Resources.

PAST ACTIONS

The Redevelopment Authority held a public hearing on March 18, 2004, after which it conditionally accepted the Offer 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 Authority will close the transaction according to the terms of this report.

Respectfully submitted,

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**

A handwritten signature in black ink, appearing to read 'Gregory J. Shelko', written in a cursive style.

Gregory J. Shelko
Assistant Executive Director-Secretary