

**LAND DISPOSITION REPORT
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

DATE

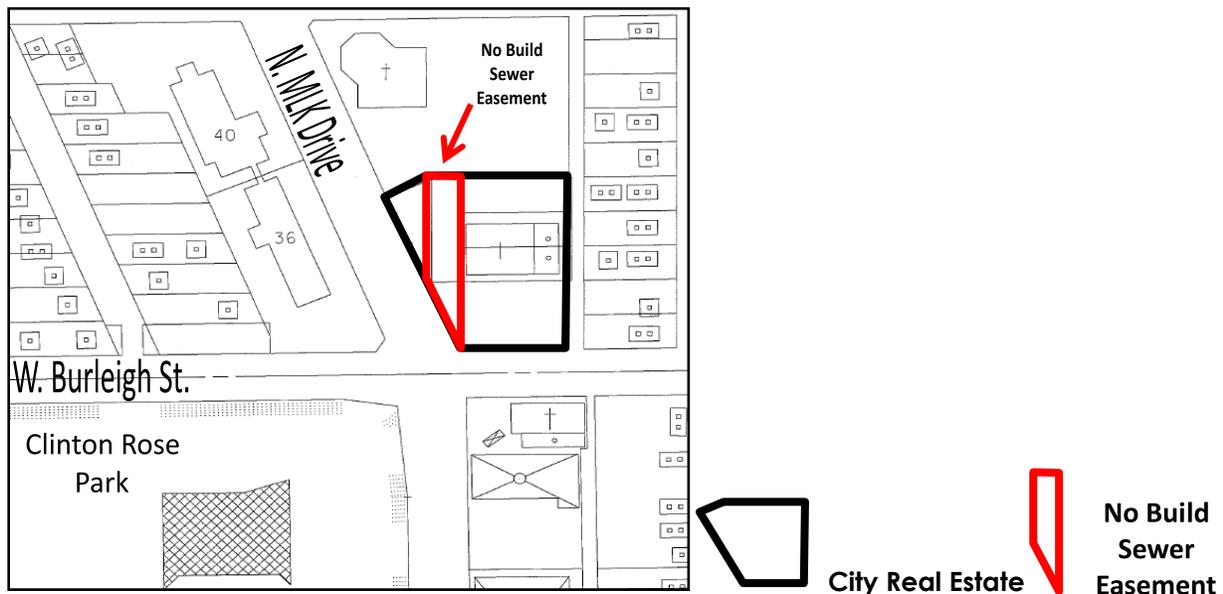
November 14, 2016

RESPONSIBLE STAFF

Matthew Haessly, Real Estate Specialist, DCD

PARCEL ADDRESSES AND DESCRIPTION

3104, 3116 and 3120 North Dr. Martin Luther King Jr. Drive (the "Properties") have a combined area of approximately 49,000 SF. The Properties are occupied with a 7,500 SF building that is in poor condition. The Properties are zoned LB2 or Local Business. The Properties are located within the Harambee neighborhood.



BUYER

HeartLove Place is a nonprofit organization dedicated to serving Milwaukee families. Founded in 1989, HeartLove Place serves approximately 5,000 families annually through its Child Development Center, Adult ProStart Culinary and Job Readiness Program, Youth and Teen programs, Family Resource Center and community outreach. The Mission of HeartLove Place is "With a heart of love; teach, encourage and support families through programs and services centered in Christian values."

The Buyer is seeking to sell its existing facility and construct a new and smaller HeartLove Place building that may continue to offer child care, culinary arts training, with a café, and state of the art culinary training facility, family services and counseling, clothing bank, youth and teen engagement and volunteer opportunities.

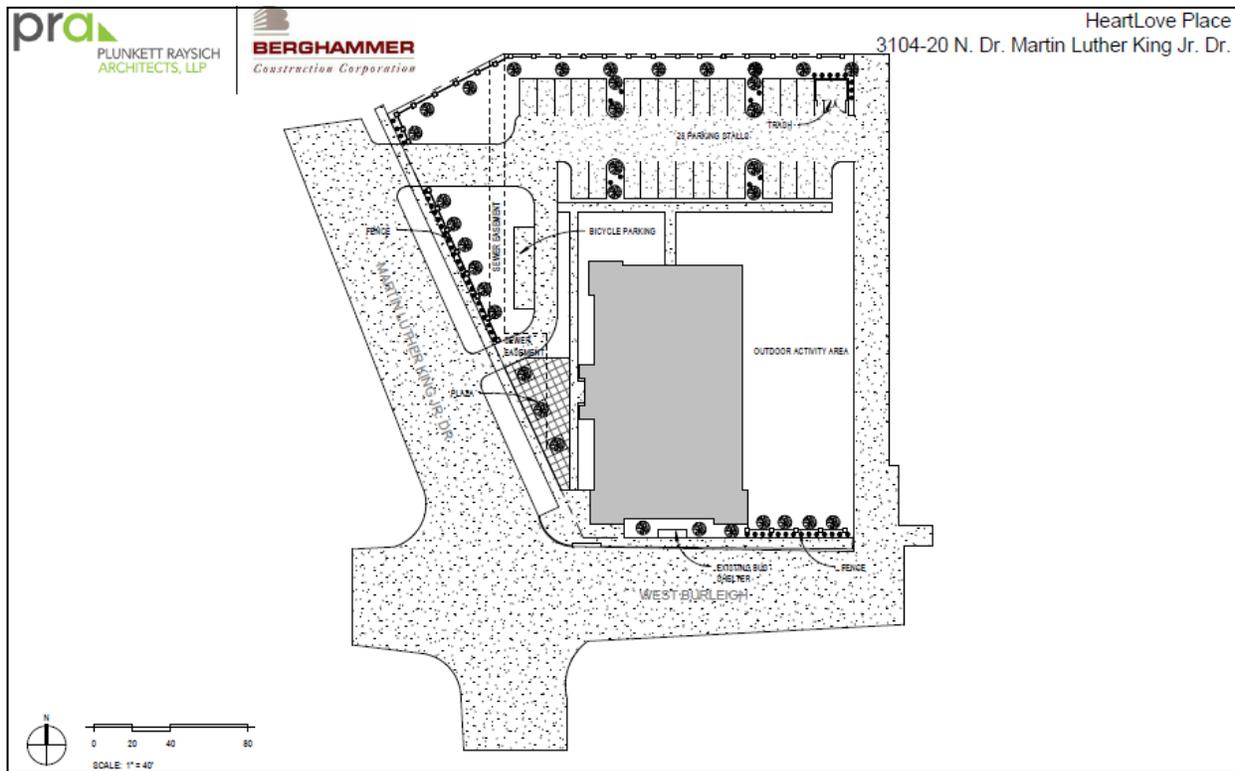
In 2016, HeartLove Place provided the following: eight Family Fun Night Events that brought families together for safe, fun family time at no cost to families (average attendance 100). In August of 2016, HeartLove Place distributed more than 700 book bags, with school supplies, to children in need at its 16th Annual Back to School Family Rally, HeartLove Place has served more than 300 youth through the Child Development Center, Summer Camp, Urban Camp and a variety of youth programs such as "Arts from the Heart" (Mary L. Nohl Fund) and the Summer Garden Program (Summer Grants for Kids Fund), both funded through the Greater Milwaukee

Foundation. The ProStart Culinary program has graduated 30 adults in 2016, with a 40 percent job placement rate. HeartLove Place also provided more than 40,000 meals through the DPI Summer Meal Program.

PROJECT DESCRIPTION

The Buyer is seeking to sell its existing facility at 3229 North Dr. Martin Luther King Jr. Drive and construct a new HeartLove Place building that may continue to offer child development, culinary arts training, with a café and banquet facility, family services and counseling, clothing bank, youth and teen engagement and volunteer programs.

The Buyer proposes to raze the existing building and construct a new 10,000 SF building. The estimated budget is \$2,300,000. The Buyer understands that some of its uses may require Board of Zoning Appeals approval and has agreed to work with the City's Development Center and if needed, the Board of Zoning Appeals to obtain all necessary approvals and permits to implement all improvements and proposed uses. The Properties will be combined with a Certified Survey Map.



Site Plan



North Dr. Martin Luther King Jr. Drive



Intersecton of North Dr. Martin Luther King Jr. Drive and West Burleigh Street

PURCHASE TERMS AND CONDITIONS

The purchase price is \$30,000. The conveyance will be on an "as is, where is" basis, including all environmental and geotechnical conditions, 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. At closing, a commission will be paid to the commercial broker that submitted the offer on behalf of the Buyer. Also, a 30 percent disposition fee shall be paid to the Redevelopment Authority of the City of Milwaukee, less sale and marketing expenses, and the remaining proceeds shall be credited to the Delinquent Tax Fund.