

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

**DATE**

March 19, 2019

**RESPONSIBLE STAFF**

Dwayne Edwards, Program Manager, DCD

**PARCEL ADDRESS AND DESCRIPTION**

2713-17 West Vliet Street (the "Property"): A 3,701 SF two-story vacant concrete block building constructed in 1926. The Property has a lot area of approximately 7,560 SF. The City of Milwaukee ("City") acquired the Property on January 5, 2015 through tax foreclosure.



 **City-owned Property**

**BUYER**

Isaac Malone ("Buyer"), or assignee, has over 20 years of experience as a licensed HVAC and plumbing contractor in Milwaukee. The Buyer provides both services to commercial and residential customers. The Buyer plans to renovate and occupy the commercial space for his business needs and reside in one of the two upper apartments. The Buyer also has an ownership interest in several residential investment properties in Milwaukee that are all currently rented.

Staff was contacted by the Buyer about the Property after seeing the listing on the City's website.

Best Choice will install:

- Anodized Aluminum windows and doors.
- Re-face facade with brick veneer
- Exterior lighting
- Signage

Proposal for Best Choice 2713 W Vliet St	No.	Description	Date	Model Rendering	
				Project number 1679	A103
				Date 01/14/19	
				Drawn by D.F.	
				Checked by N/A	Scale

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City property with Buyer's conceptual landscaping design

Maintain all architectural details, repair and repaint as needed.

Remove sign bracket

Maintain window openings, repair or replace as needed.

Potentially add cloth fabric awning to each lower window.

Remove sign bracket

Paint this area an accent color to match the tile

City property with DRT exterior recommendations

**PROJECT DESCRIPTION**

The Buyer proposes to renovate the interior and exterior of the building for his HVAC and plumbing business. The Buyer's goal is to provide both a quality customer experience and a tremendous value for clients. Building renovations will include complete interior improvements to the commercial space and the second floor apartment, including new mechanicals, flooring, new windows with clear glazing, exterior painting, along with new signage and tuck-pointing, as needed, among other improvements.

The Buyer's estimated renovation costs are approximately \$50,000, with a significant portion of the work to include "sweat equity," due to the Buyer's many years of experience in the trades. The Buyer understands and will seek any City and other approvals that may be needed in addition to the approval of the Land Disposition Report. Closing is contingent upon the Buyer obtaining all necessary approvals, financing and DCD approval of the final building elevations.

**PURCHASE TERMS AND CONDITIONS**

The purchase price is \$5,000. The Buyer intends to pursue the City's signage, facade, and white box programs as part of the renovation plan.

The conveyance of the Property will be on an "as is, where is" basis. The deed of conveyance will contain a restriction prohibiting the Buyer from applying to the City for tax-exempt property status. At closing, subtracted from the sale proceeds will be sale and marketing expenses and a 30 percent disposition fee to the Redevelopment Authority of the City of Milwaukee; the remaining proceeds shall be credited to the Delinquent Tax Fund.