

**SITE CONTROL REPORT  
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

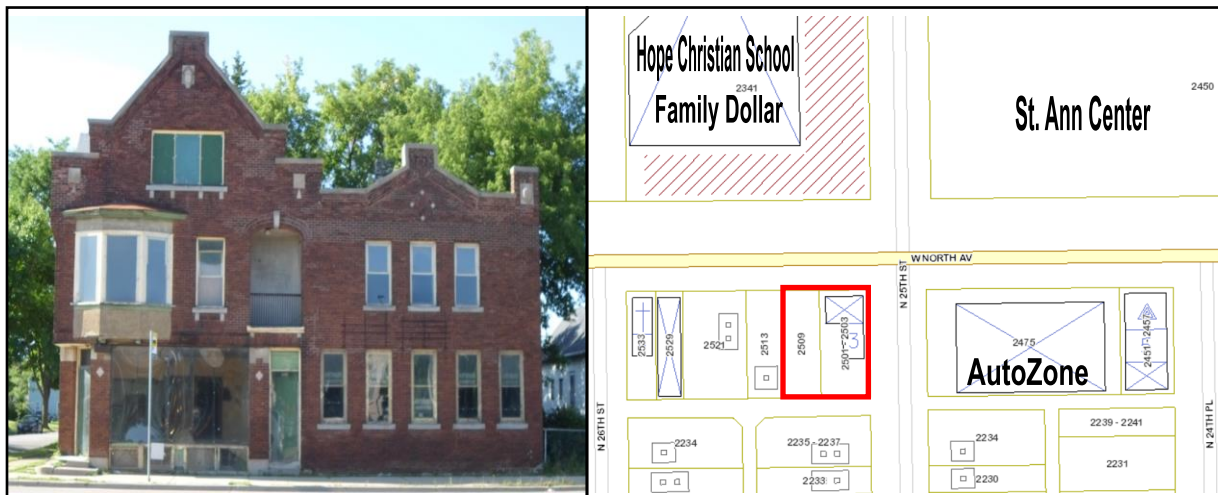
**DATE**  
September 10, 2019

**RESPONSIBLE STAFF**  
Dwayne Edwards, Program Manager, DCD

**PARCEL ADDRESS AND DESCRIPTION**

2501-03 West North Avenue: Two-story brick building containing 5,144 square-foot plus a full basement. Built in 1914, the building has about 2,572 square-feet of ground floor commercial space and equally sized second floor containing two residential units. The building is situated on a 6,372 square-foot lot, has a detached two car brick garage with access off of 25th Street.

2509 West North Avenue: A vacant lot containing 4,720 square-feet to be combined with the City property at 2501-03 West North Avenue to create a single 11,092 square-foot parcel.



**BUYER**

UniteMKE, Inc., (the "Buyer"), is a Corporation established in 2017, by Bria Grant. Ms. Grant a 2017 graduate of the Associates in Commercial Real Estate ("ACRE") program studied the property as part of an ACRE class project and decided to pursue the property for development. The Buyer has made inroads with several community partners, including St. Ann Center for Intergenerational Care and Brad Thurman, owner of Coffee Makes You Black Café. Mr. Thurman has agreed to mentor and provide supportive service to the Buyer's business operation.

**DEVELOPER SELECTION AND PROJECT DESCRIPTION**

The rehabilitation plan for the site calls for having two first floor retail tenants. Wood Fire Pizza and Wine will bring a new family-style restaurant to the neighborhood. The Buyer also plans to lease a portion of the space to UniteMKE for office space and outreach activities. The second floor will consist of two newly renovated apartments. The total project costs are expected to be \$499,000.00 and the property will be fully taxable as required by the Department of City Development.



### **Conceptual rendering after renovations**

#### **TERMS AND CONDITIONS OF EXCLUSIVE RIGHT TO NEGOTIATE**

The Exclusive Right to Negotiate letter shall be in effect until December 31, 2019. The Department of City Development ("DCD") may grant the Buyer an extension for up to one three-month period, based upon the Buyer's written request submitting and DCD approval of a satisfactory Buyer progress report.

Upon Buyer obtaining firm financing approval, DCD will negotiate with the Buyer a Development Agreement and prepare a Land Disposition Report and a Due Diligence Checklist for Common Council consideration so that the Common Council may determine whether, under MCO 304-49, to allow sale and conveyance of the Properties to the Buyer.

If Buyer does not obtain conventional lender financing for the project by March 31, 2020 or DCD does not approve the Buyer's progress report, then the Exclusive Right to Negotiate shall terminate.