

LAND DISPOSITION REPORT COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

April 30, 2019

RESPONSIBLE STAFF

Dwayne Edwards, Program Manager, DCD

PARCEL ADDRESS AND DESCRIPTION

5132 West Mill Road (the "Property"): A two-story 8,220 SF commercial mixed-use building situated on a 16,500 SF parcel. The Property was acquired by the City of Milwaukee ("City") through property tax foreclosure on December 17, 2012.



City Property



 City Property

BUYER

Kirby Lockett (the "Buyer"), or assignee, is the sole owner of Cream City Boxing. The Buyer is seeking to purchase the City commercial property at 5132 West Mill Road to expand operations and open a boxing and health and fitness center, which will include a family-style dining area for plays and other entertainment events. Mr. Lockett will provide some boxing instruction and wellness

programming for students of all ages. The Buyer brings 12 years of boxing, fitness and health training to the project. Classes will focus on instructional boxing, fitness and self-defense training, along with offering healthy eating and nutrition information.

PROJECT DESCRIPTION

The Buyer, who currently leases space at 7820 West Florist Avenue, proposes to renovate the entire building for boxing classes and training, physical fitness and for nutrition and healthy eating workshops. The Property will be home for live boxing events, personal instruction and fitness classes, as healthy alternatives for the body, and for self-defense training for discipline and skill development. Improvements include installing a state-of-the-art boxing ring for outdoor exhibitions, indoor instructional area for boxing and physical fitness classes, new dining area, space for additional live entertainment and several offices for personnel. Updates will include, but will not be limited to, a new roof, landscaping, outdoor patio, signage and exterior window glazing will be added along the southern portion of the building.

The estimated renovation costs are approximately \$65,000, with an additional \$100,000 of in-kind donations and sweat equity. The Buyer may pursue City of Milwaukee Facade grant and White Box grant programs, in addition to grant resources from WWBIC, Havenwoods BID and private investors.



5132 West Mill Road – Conceptual Site Plan

PURCHASE TERMS AND CONDITIONS

The purchase price is \$10,000. The conveyance will be on an “as is, where is” basis, including environmental concerns, 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, the sale proceeds, less all sale and marketing expenses and a 30 percent disposition fee to the Redevelopment Authority of the City of Milwaukee, shall be credited to the Delinquent Tax Fund.