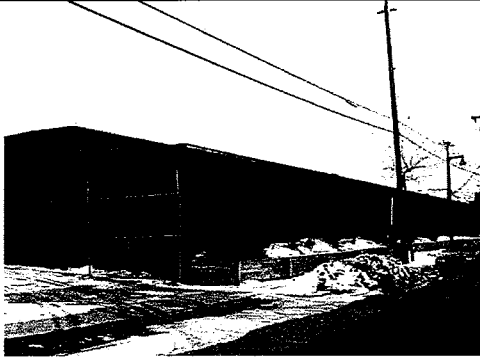





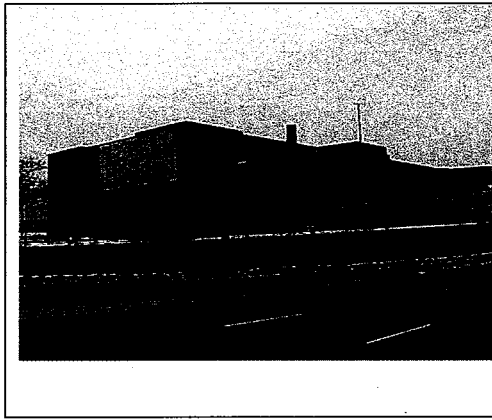
**PROPOSED BLIGHT DESIGNATION SUMMARY
RIVERWORKS INDUSTRIAL CENTER/TID 24**

Date: April 19, 2001

Proposed Activity: Acquire five privately owned properties in the Riverworks area. After acquisition, the buildings will be demolished and the land assembled for development. The acquisition will be funded by TID No. 24.

Private Properties:

	<p>701 East Vienna Description: 54,366 SF light manufacturing building that was constructed in multiple stages. The building is situated on a 182,234 SF lot. Condition: Average to fair with evidence of deferred maintenance and obsolete building construction. Owner: Robert H. Heyman Occupancy: Hamilton Box Company, which is owned by Mr. Heyman Assessment: \$ 293,900 Tax Status: Paid in Full</p>
	<p>3908 North Palmer Street Description: A 2,225-SF warehouse on a 21,600 SF lot Condition: Fair to poor with evidence of deferred maintenance. Owner: Primo Detoro Occupancy: Vacant Assessment: \$ 21,600 Tax Status: 1999 taxes delinquent</p>
	<p>3880-96 North Palmer Street Description: A 2,587 SF automotive garage. The 24,990 lot is also improved with a 3-bedroom single-family residence. Condition: Fair Owner: Ward & Son, Inc. Occupancy: Owner occupied Assessment: \$ 50,900 Tax Status: Paid in Full</p>
	<p>3901 North 2nd Street Description: A 12,957 SF warehouse on a 31,783 SF lot Condition: Fair with some evidence of deferred maintenance Owner: RBF Properties, Inc., John Nordover is the president. Occupancy: Vacant Assessment: \$ 112,000 Tax Status: Installment</p>

**225 West Capitol Drive**

Description: A 42,215 SF, one and two-story warehouse situated on a 112,00 SF lot. The building was originally constructed as a manufacturing facility, but has been converted to warehouse use.

Condition: Fair with evidence of physical and functional obsolescence.

Owner: John A. Noordover

Occupancy: Generally vacant

Assessment: \$ 112,000

Tax Status: Installment

Past Actions:

TID No. 24 was created in 1994 and has accomplished a number of business expansions. Recent projects include Milwaukee Protective Covers, Production Stamping, Sun Cleaning Systems, Compo Corporation and Tramont Corp. The project plan was amended earlier this year to allow funds to be used for property acquisition.

On April 19, 2001, the Redevelopment Authority held a Public Hearing on the blight designation pursuant to Wisconsin Statutes.

Future Actions:

Upon approval by the Common Council, the Redevelopment Authority will proceed to acquire the properties pursuant to Section 32.05, Wisconsin Statutes. A relocation plan will be prepared and all tenants relocated according to Wisconsin Statutes. TID No. 24 will pay for all acquisition, relocation and demolition expenses.

Respectfully submitted,

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**

Gregory J. Shelko
Assistant Executive Director-Secretary