

**LAND DISPOSITION REPORT
TO THE
REDEVELOPMENT AUTHORITY
AND THE
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

DATE

January 17, 2002

PROJECT

North Market Street, West Highland Avenue

REDEVELOPER

Market Street Partners II, LLP, or its assigns. John M. Silseth is the president. The Redeveloper currently owns the adjoining property at 1114 North Water Street, which is leased to Brew City BBQ, and the building and land at 1101 North Market Street.

PARCEL ADDRESS & DESCRIPTION

1128-44 North Water Street and 209-19 East Juneau Avenue: Four contiguous lots at the southeast corner of Water Street and Juneau Avenue and a single lot across the alley on Juneau. The total land area is approximately 9,747 square feet. The properties are currently improved with a City employee parking lot.

PROPOSED REUSE

The parcel will be marketed with Redeveloper's adjacent property at 1101 North Market Street for commercial development compatible with the Market and Highland plan and acceptable to the Redevelopment Authority.

OPTION TERMS AND CONDITIONS

The purchase price will be increased from \$225,000 to \$292,410, or \$30.00 per square foot. The \$4,000 Option Fee submitted with the previous option shall be credited toward the purchase price. A \$10,000 performance deposit shall be required from Redeveloper or a subsequent buyer at such time as the property is redeveloped and shall be held until successful completion of the project.

The Redeveloper shall have until March 31, 2003, to purchase the property or to assign its option to a buyer of its adjacent property at 1101 North Market Street. The assignment to the buyer of 1101 North Market Street and the proposed plans shall require the consent of the Authority. In the event Redeveloper enters into a bona fide contract with a buyer for the adjacent property, the buyer shall have the right to extend the option term for 270 days following its acquisition of the Market Street property, but no later than May 31, 2004.

At the time of closing, RACM shall deduct a 15% development fee from the sale proceeds. In addition to the aforesaid terms, the sale will be further conditioned as required in the Redevelopment Authority resolution adopted on January 17, 2002, and in the Option to Purchase submitted by Redeveloper.

PAST ACTIONS

The Redevelopment Authority authorized one-year options with Redeveloper on September 17, 1998 and October 14, 1999. The Redeveloper has request this additional extension to continue its market efforts. The Authority held a public hearing on the new option of January 17, 2002, after which it conditionally accepted the Amendment to Option submitted by the Redeveloper.

FUTURE ACTIONS

Upon approval of this Report by your Honorable Body, and receipt of requisite approvals by regulatory bodies, the Redevelopment Authority will enter into said Agreement for Sale and proceed to close in accordance with the terms and conditions expressed herein and contained in the form of contract and resolution referred to above.

Respectfully submitted,

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**

A handwritten signature in black ink, appearing to read "Gregory J. Shelko", written in a cursive style.

Gregory J. Shelko
Assistant Executive Director-Secretary