

**Redevelopment Criteria
Former Finney Library
4243 West North Avenue**

Property will be advertised with an asking price of \$277,000, based on review of comparable market data for commercial buildings. A six-week marketing period is anticipated. Advertisements will be placed in several newspapers as well as on DCD's web site.

Preferred Use

- Use that retains existing building
- Taxable commercial business
- Use that positively impacts the surrounding residential neighborhood and adjacent commercial district
- Pedestrian oriented business

Prohibited Uses:

- Churches and social service facilities
- Day care center
- Convenience store
- Liquor store
- Cigarette or cigar shop
- Gun shop
- Payday or auto-title loan store
- Pawn shop
- Tavern unless majority of the building is devoted to food service

Proposal Review and Selection Criteria

- Impact that proposed use has on the surrounding neighborhood
- Job creation
- Quality and attractiveness of proposed development
- Adherence to zoning and historic preservation guidelines
- Developer's competence, expertise and experience
- Estimated project cost and tax base to be generated from development
- Feasibility and appropriateness of the proposed financing strategy
- Proposed level of Emerging Business Enterprise (EBE) participation
- Project Schedule
- Offering price

Community representatives may be asked to be on the review panel. Finalists may be interviewed prior to recommendation to the Common Council.