

00 1470

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

DATE

January 18, 2001

PROJECT

Blight Elimination in the vicinity of Marquette University. These properties were among the group of vacant lots acquired from Campus Neighborhood Associates in 1998.

REDEVELOPER

Steve Squared General Partnership. This is a development effort of Steve Malnory, who operates Malnory Contruction, and Stephen Servais, who is a property manager for Estabrook Apartments.

PARCEL ADDRESS & DESCRIPTION

1501, 1513, 1517, 1521-31, and 1533 West State Street: Five parcels of land fronting onto West State Street that comprise two development sites. The site at the southwest corner of North 15th Street and West State Street contains 8,400 square feet and the parcel on the opposite side of the alley is 15,600 square feet.

PROPOSED REUSE

Development of three, side-by-side duplexes with each unit consisting of approximately 1,700-square feet. The buildings will be rental units and the developer is targeting Marquette students, Mt. Sinai employees and other professionals as tenants. The first building will be constructed at the corner of North 15th Street and West State Street with the remaining units to be built on the west parcel once construction is complete on the first two units. After completion, the project is estimated to have a total investment value of about \$750,000 or \$250,000 per duplex.

OPTION TERMS AND CONDITIONS

The purchase price is \$18,000 or \$3,000 per unit. The purchase price will be paid in full at the time of closing. RACM will deduct a 15% development fee from the gross sale proceeds. If the property is conveyed in two phases, the purchase price will be prorated.

A \$250 Option Fee and a \$1,000 Performance Deposit are required. The Option Fee shall be credited toward purchase price if Redeveloper closes within the initial option period. The performance deposit will be retained by the Redevelopment Authority in accordance with the terms of the Agreement for Sale so as to guarantee completion of the improvements.

The base option term is six months to allow the Redeveloper to obtain final building plans and financing. The option may be extended by the Executive Director for two additional three-month periods upon submission of a satisfactory written progress report and a \$250 renewal fee for each request. The Authority may elect to convey the property in two phases.

In addition to the aforesated terms, the sale will be further conditioned as required in the Redevelopment Authority resolution adopted on January 18, 2001, and in the Option to Purchase submitted by Redeveloper.

PAST ACTIONS

The Redevelopment Authority held a public hearing on January 18, 2001, after which it conditionally accepted the Option to Purchase of the named 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**



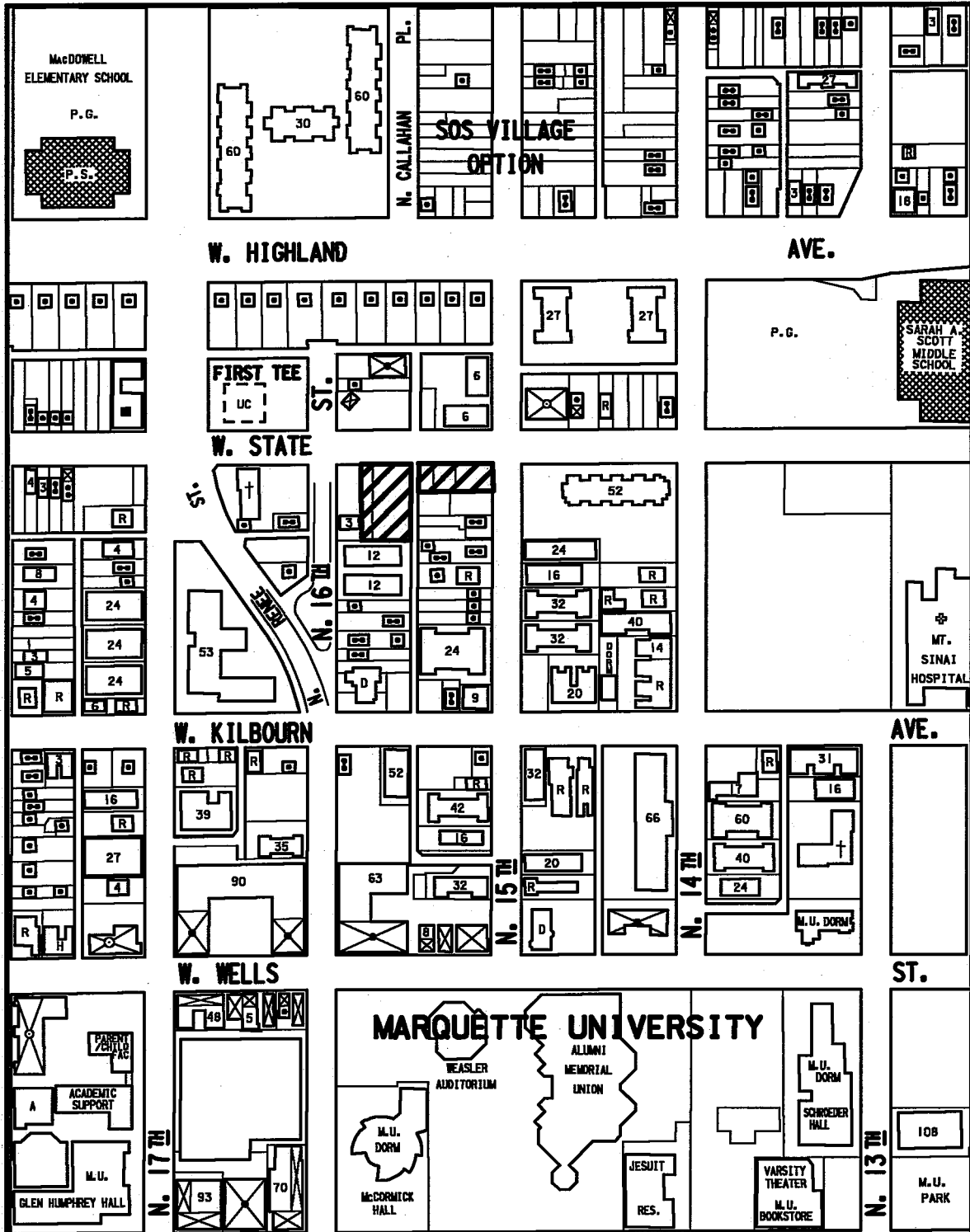
Gregory J. Shelko
Assistant Executive Director-Secretary

MFH:mfh

Proposed Land Sale

1501-33 West State Street

Steve Squared General Partnership (Steve Servais & Steve Malnory)



Proposed Land Sale