

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

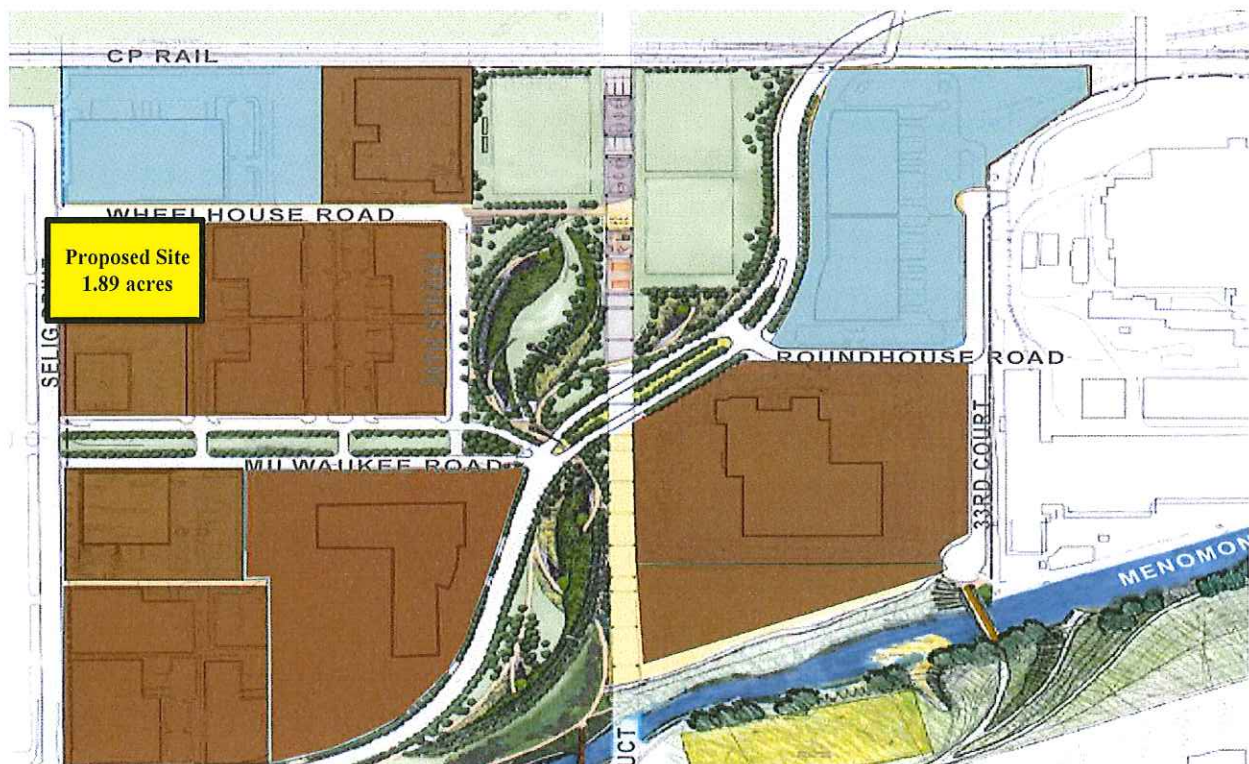
**DATE** SEPTEMBER 20, 2012

**RESPONSIBLE STAFF**

Dave Misky (286-8682), Assistant Executive Director-RACM

**REDEVELOPMENT PROJECT AREA**

Menomonee Valley Industrial Center: The Redevelopment Authority acquired approximately 130 acres in the Menomonee Valley in July 2003 from CMC Heartland Partners. Since acquisition, the Authority has been preparing the area for redevelopment by conducting environmental remediation, removing old building foundations and making geotechnical improvements, adding and compacting fill to raise the property out of the flood plain and conducting property surveys. Extension of West Canal Street through the project area was completed in April 2006.



**REDEVELOPER**

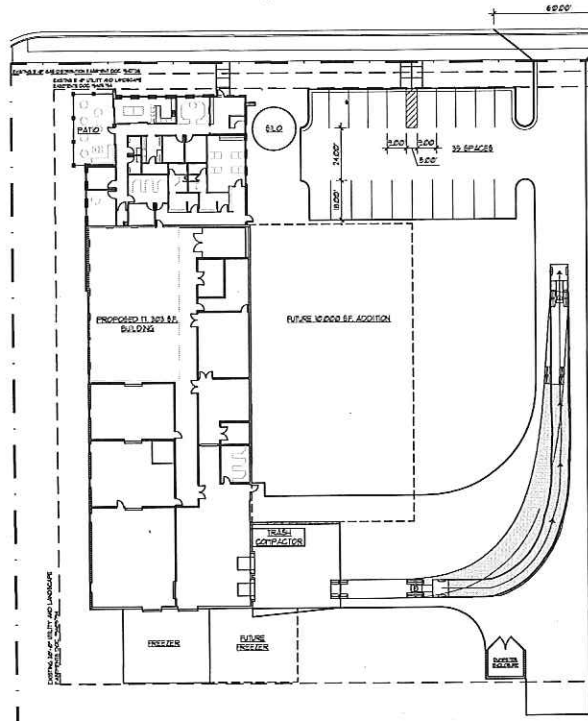
Cypros, The Sprouted Bakehouse has a 5,000 square-foot manufacturing facility in Waukesha, WI, and has been in operation since 1969. The company uses a proprietary sprouting process, in place of traditional processed flour, to provide a product for consumers interested in a healthy bread choice. The company is one of only a few companies in the country that manufacture a similar product.

**PROJECT DESCRIPTION**

The purchase of 1.89 acres located to the south of Wheelhouse Road. The site will be developed with an approximately 18,000 SF office and manufacturing facility for Cypros, The Sprouted Bakehouse. Estimated project cost is \$3.6 million and buyer will be required to enter into a Small Business Enterprise Agreement. The company plans to begin construction in the fall of 2012 for occupancy by the summer of 2013.

Cybro's, The Sprouted Bakehouse currently has 22 employees in their Waukesha facility. The company expects to add 69 employees over the next three years based on their current projections. Hourly wages are between \$10.57/hr for front line production and up for customer service, drivers, sales, shift supervisors, and front office. Cybro's, The Sprouted Bakehouse currently provides 90% of health insurance premiums for individuals and 75% for families and provides vacation pay. Further, the company intends on increasing their retirement benefits at project completion.

### Preliminary Site Plan



View from Northeast looking Southwest



### OPTION TERMS AND CONDITIONS

The purchase price shall be \$120,000 per acre. The option term will be for six months to enable the redeveloper to complete their environmental and geotechnical investigations, secure financing and finalize building plans. The option period may be extended by the Executive Director for two three-month extension periods upon submission of a satisfactory written progress report and a \$250 renewal fee for each request. A \$10,000 Option Fee is required to be submitted with the Option to Purchase and shall be credited toward the purchase price at closing. In addition, a \$10,000 Performance Deposit will be required at closing to guarantee satisfactory completion of the improvements.

Additional terms and conditions are identified in a Term Sheet.

**PAST ACTIONS**

The Redevelopment Authority held a public hearing on September 20, 2012, after which it conditionally accepted the Option to Purchase of the named Redeveloper.

**FUTURE ACTIONS**

Upon approval by the Common Council and any required approvals by regulatory bodies, Closing will occur once RACM staff has approved of the site and building plans, buyer submits satisfactory evidence of financing and an approved subdivision plat and/or certified survey map of the site is complete.