

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

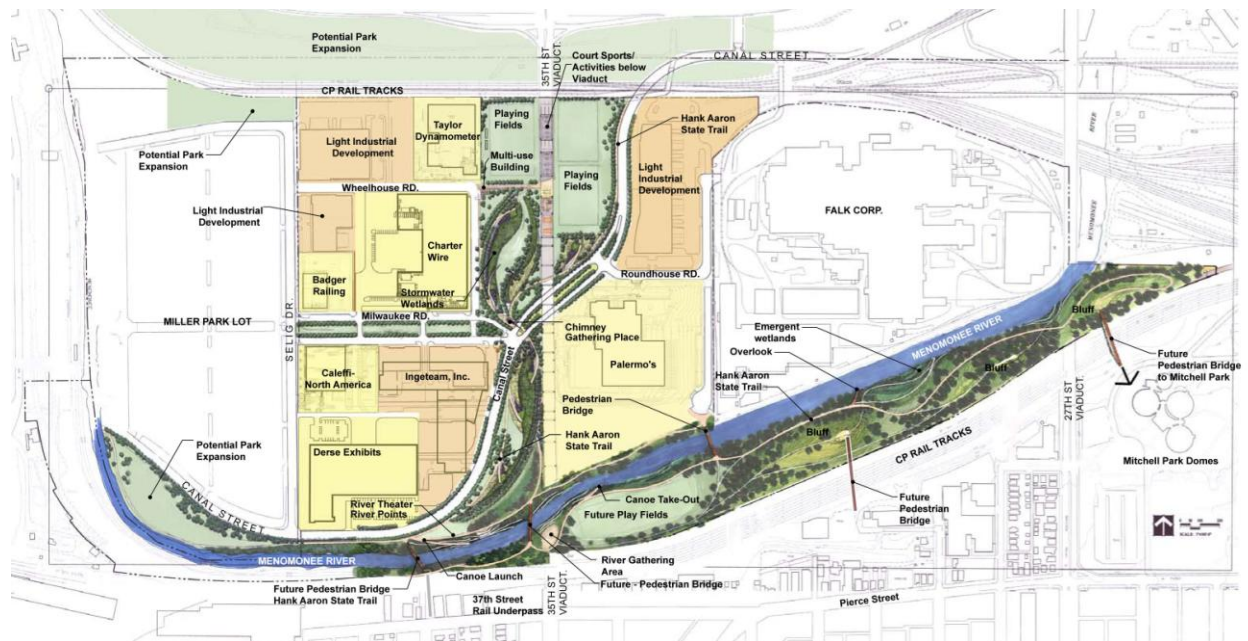
**DATE:** March 18, 2010

**RESPONSIBLE STAFF**

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

**REDEVELOPMENT PROJECT AREA**

Menomonee Valley Industrial Center (MVIC): 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. Since then, Palermo's, Badger Railing, Caleffi International, Taylor Dynamometer, Derse, Inc., and Charter Wire have moved to the MVIC.



**REDEVELOPER**

Redeveloper is Ingeteam, Inc. from Bilbao, Spain. Ingeteam will construct its corporate office and manufacturing facility and will be the company's first manufacturing facility of wind turbines in the United States. Ingeteam has agreed in principal with MSI General for architectural and construction services and to apply the Valley Guidelines. MSI performed the same services for Badger Railing, Taylor Dynamometer, and Charter Wire.

**PROJECT DESCRIPTION**

Approximately 8.1 acres located west of W. Canal Street and south of W. Milwaukee Road. The exact area and configuration will be determined during preparation of a Certified Survey Map. The site will be developed with an 114,000 SF (+/-) manufacturing facility, warehouse and offices for Ingeteam/Indar but with expansion plans up to 157,000 square feet. Estimated project cost is \$17.5 million and the Redeveloper will be required to enter into an Emerging Business Enterprise

Agreement. Redeveloper plans to begin construction in 2010 for December 2010 occupancy.

Ingeteam, Inc. would employ 50 to 60 full-time employees in Milwaukee in 2010 and has plans to expand in the Valley to employ up to 275 people by year 2015. Hourly wages average \$16.50/hr. Benefits include medical, life, and 401 (k).



**Preliminary Rendering**

#### **OPTION AGREEMENT TERMS AND CONDITIONS**

The purchase price shall be \$120,000 per acre. The Redevelopment Authority will provide the Redeveloper reasonable access to the property so that it can complete its environmental and geotechnical investigations. Further, the Redevelopment Authority will provide the Redeveloper with the Disclosure Material (as defined in the Term Sheet). A \$5,000 Earnest Money Deposit Fee is required to be submitted with execution of the Agreement for Sale of Land and shall be credited toward the purchase price at closing. In addition, a \$10,000 Performance Deposit will also be required at closing to guarantee satisfactory completion of the improvements.

Additional terms and conditions are identified in the attached Term Sheet.

#### **PAST ACTIONS**

The Redevelopment Authority held a public hearing on March 18, 2010, after which it conditionally approved sale to the Redeveloper.

#### **FUTURE ACTIONS**

Upon approval by the Common Council and any required approvals by regulatory bodies, and after entry into the Agreement, RACM's Closing will be conditioned on RACM staff approving the site and building plans, satisfactory evidence of buyer financing, and receipt of an approved and complete subdivision plat and/or certified survey map of the site.