

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

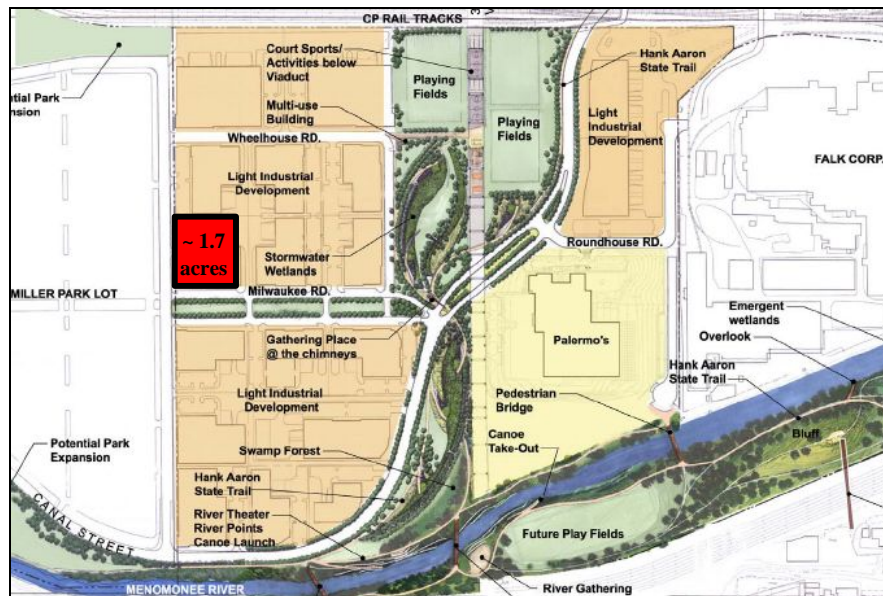
DATE July 13, 2006

RESPONSIBLE STAFF

Dave Misky (286-8682), Land Development Manager

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. A formal subdivision plan is expected later this year. The Authority has also worked with the City on extension of West Canal Street through the project area, which was completed in April 2006.



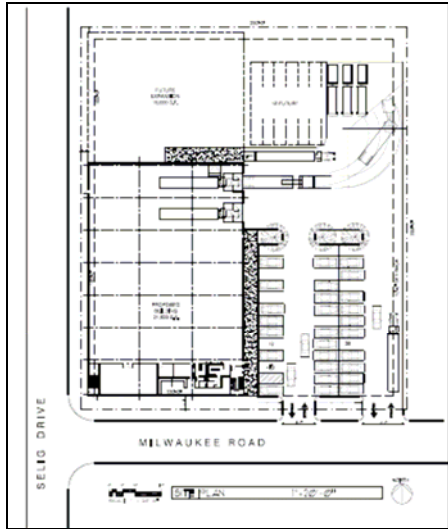
REDEVELOPER

The redeveloper of the property will be Mulhaney Properties, LLC, which was created on June 2, 2006, by Mr. Tom Mulhaney, owner of Badger Railing. The land on which the company currently resides has been purchased by the Potawatomi. Badger Railing has until early May 2007 to vacate the premises. Mulhaney Properties, LLC, has contracted with MSI General Corporation to apply the Valley Guidelines.

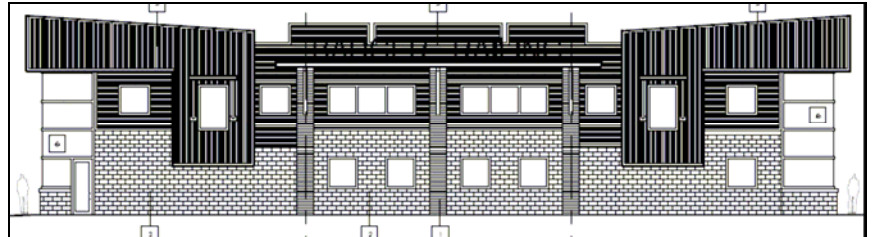
PROJECT DESCRIPTION

Approximately 1.7 acres located northeast corner of North Selig Drive and West Milwaukee Road. The exact area and configuration will be determined during preparation of the subdivision plat. The site will be developed with a 21,600 SF manufacturing facility, which includes 3,800 SF of office space for Badger Railing, a locally-owned manufacturing company specializing in custom-made ornamental railings. Badger Railing has been in operation for over 50 years and is currently located at 1611 West Canal Street in Milwaukee, WI. Estimated project cost is \$1.1 million and buyer will be required to enter into a Best Efforts EBE Agreement. Redeveloper plans to begin construction in the fall of 2006 for spring of 2007 occupancy.

Badger Railing currently has 27 full-time employees in Milwaukee. Average wage is \$20.54/hr. Benefits include medical, dental, life, and short-term disability insurance, paid vacations and holidays, and 401(k) with company match. Badger Railing plans on adding 14 new full-time jobs over the next three years. See attached Prospect Data Sheet for more salary and benefit information.



Preliminary Site Plan



Preliminary Elevation

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 its 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 the attached Term Sheet.

PAST ACTIONS

The Redevelopment Authority held a public hearing on July 13, 2006, 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.