

Commercial Property Listing

1937-39 N. Martin L. King Jr. Drive

Historic King Drive – Business Improvement District #8



LISTING PRICE: \$80,000

Building: 2,640 SF historic building built in 1895 (commercial/residential)
Lot Area: 3,767 SF
Zoning: LB2, Local Business
Historic: National Register of Historic Places (NRHP) – Exterior alterations, maintenance and repair must conform to the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (www.nps.gov/tps/standards/treatment-guidelines-2017.pdf)

Assessor records, photographs and environmental data on website at www.city.milwaukee.gov/CRE

BUYER DEVELOPMENT OBLIGATIONS

- Restore building, in a timely manner and in accordance with historic preservation guidelines (see guideline links below)
- Restore building and maintain clear glazing along street frontage.
- Obtain written approval from the Milwaukee Historic Preservation Office for all exterior improvements in accordance with historic preservation guidelines.
- Finish all renovations in a timely manner.

POTENTIAL COMMERCIAL USES

- Restaurant, catering, office, retail, medical, live-work, recording/art/photography studio, service business, etc.

Note: Property must be taxable and some uses may need BOZA approval

Proposals will not be accepted for the following uses: Parking lot, pawn shop, cigarette or cigar shop, gun shop, liquor store, daycare business, payday or auto-title loan store, medical service facility or other uses prohibited by zoning.

POTENTIAL RESOURCES

- **Facade Grants:** www.city.milwaukee.gov/facade
- **Retail Investment Fund:** www.city.milwaukee.gov/rif
- **White Box Program:** www.milwaukee.gov/whitebox
- **Focus on Energy Promotions:** www.energystar.gov/rebate-finder
- **Rental Rehabilitation Program:** may be available - (414)286-5608 or nidc@milwaukee.gov
- **Business Improvement District No. 8:** info@kingdriveis.com (414)265-5809
- **Historic Tax Credits:** www.wisconsinhistory.org/taxcredits



CITY SALE CONDITIONS:

- **Submittals will be reviewed in accordance with the attached scoring rubric. Please review the criteria provided in the attached scoring rubric.**
- Historic Guideline links: <https://www.nps.gov/tps/standards/rehabilitation.htm> and https://city.milwaukee.gov/ImageLibrary/Groups/cityHPC/Books/GoodForBusiness_OCR-compressed.pdf
- Buyers must not violate City Buyer Policies. See website at www.city.milwaukee.gov/CRE
- Acceptance contingent on Common Council approval. Earnest money of 5% of price may be required within 10 days of approval. Uses requiring City licenses will have concurrent Council consideration with the sale authorization; BOZA approval will be obtained prior to Common Council action. Start-up businesses may submit a business plan.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval at www.milwaukee.gov/CommercialBuildings
- Conveyance will be “as is, where is” by quit claim deed subject to restrictive covenants for historic preservation, performance, prohibitions for tax exemption, liquor license (except for restaurant with significant food component) and certain uses and reversion of title provision for non-compliance. A Performance Deposit may be required at closing. Historic Preservation & Conservation Easement to be executed at closing.

- Closing contingent on firm financing and DCD approval of building plans, site plan and issuance of written approval from the Milwaukee Historic Preservation Office for building improvements in accordance with the Secretary of Interior’s Standards.
- Rehabilitation must be complete within twelve months following closing; Buyer to provide Certificate of Occupancy.
- Real Estate Broker Fees. The City does not have 1937-39 N. Martin Luther King Jr. Drive (the “Property”) listed with a real estate broker. If buyer chooses to use a broker, the buyer must pay all broker fees – providing, however, that the City will, only upon a successful closing on the sale of the Property to the buyer, contribute toward buyer’s owed broker fee in an amount equal to (and capped at) the lesser of: (a) 20% of the broker fee or (b) \$1,000. City’s contribution toward the broker fee shall only be paid from the sale proceeds.

Showings: Open House Showings: Please plan on viewing the property during an open house with your contractors - times listed below

Submittal: 1) Completed “Proposal Summary” on the form available at www.city.milwaukee.gov/CRE
 2) Provide a detailed Scope of Work for renovations/restoration/rehabilitation including a scaled rendering of the building identifying exterior building materials and site plan for construction.

Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, WI 53202 to the attention of Matt Haessly or mhaess@milwaukee.gov **on or before 12:00 (noon), Wednesday, May 19, 2021**

All questions must be in writing. Questions are due on or before 12:00 (noon), Friday, April 30, 2021 to mhaess@milwaukee.gov

Contact: Matt Haessly, Department of City Development, (414)286-5636 or mhaess@milwaukee.gov.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

Open House Showings:

Wednesday	March 24, 2021	9 AM - 11 AM
Tuesday	March 30, 2021	11 AM - 1 PM
Thursday	April 1, 2021	2 PM - 4 PM
Friday	April 9, 2021	11 AM - 1 PM
Monday	April 19, 2021	11 AM - 1 PM



CITY OF MILWAUKEE

PROPOSAL SUMMARY & PUBLIC DISCLOSURE STATEMENT

This form must be completed by parties buying commercial property from the City of Milwaukee. Attach additional information as needed or as required in the sale listing. Confidential material must be clearly identified as proprietary. Submit with a site plan, preliminary building elevations (new buildings) or building rendering and detailed scope of work (building renovations).

Acceptance contingent on approval by the Common Council. Terms for most sales will be outlined in a Purchase & Sale Agreement (sample available; while standard, each transaction is unique and terms may vary). Simple sales may use a Commercial Offer to Purchase. Sales require final plan approval and firm financing prior to closing. Final construction or renovation plans must conform to the preliminary submittal as approved by the City's Design Review Team. Changes may require Common Council approval. Conveyance is on an "as is, where is" basis and deeds may include performance obligations, use, taxation and reversionary provisions for non-performance.

PROPERTY

OFFER INFORMATION

Offer Price: \$ _____
 Contingences _____

Is the offer being submitted by a licensed broker? Yes No

Broker Name _____ Telephone _____

Firm _____ Address _____

Brokerage fee paid as outlined in the RFP/listing and only if a broker submits the initial offer. No fee is paid of a broker/buyer.

BUYER IDENTIFICATION

Legal Name _____

Mailing Address _____

Primary Contact _____ Telephone _____

Email _____ FAX: _____

Buyer Attorney _____

Legal Entity Individual(s) If multiple people, identify: Joint Tenants or Tenants in Common

Corporation LLC Partnership Other _____

If not a Wisconsin corporation/partnership, state where organized: _____

Will new entity be created for ownership Yes No

Principals of existing or proposed corporation/partnership and extent of ownership interest.

<u>Name</u>	<u>Address</u>	<u>Title</u>	<u>Interest</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Attach a list of properties in the City of Milwaukee in which buyer has an ownership interest either as individual or as part of a corporation/partnership.

PROJECT DESCRIPTION

Detailed project/use description: _____

Property Summary: Building Area _____ # Stories _____ Basement Yes No
Land Area _____ # Units _____ # Parking Spaces _____

Storm water management techniques _____

Identify "sustainable" elements _____

Will project include private property? Yes No Address _____

Owner occupied business or residence? Yes No If new business, attach business plan.

For income property, estimated sale or rent range _____

Will a zoning change be requested? _____

Identify other approvals, permits or licenses (i.e. BOZA, Health Department, etc.) _____

Discuss neighborhood impact/support _____

Note: Project must be fully taxable for property tax purposes. See City Policies below).

DEVELOPMENT TEAM & HISTORY

Developer _____

Architect _____

Surveyor _____

Contractor _____

Sales Agent/Property Manager _____

Community Partners _____

Other Members _____

Describe team expertise and experience _____

Other team projects _____

Estimated Small Business Enterprise (SBE) Use _____% of total budget or \$ _____

Potential contactors (name and/or type) _____

CONFLICT OF INTEREST DISCLOSURE

Buyer covenants that no member of the Common Council of the City of Milwaukee, nor any officers or employees of the City of Milwaukee, has any interest in the Buyer or the intended redevelopment of the property, except as follows: _____

Is Buyer a City of Milwaukee employee or member of any City board? Yes No

If yes, identify the department, board and/or and position: _____

CITY POLICIES

Buyer certifies that it as individual or member of a corporation or partnership is not now and will not be at closing in violation of the following policies:

- Delinquent taxes due the City
- Building or health code violations that are not being actively abated
- Convicted of violating an order of the Department of Neighborhood Services or Health Department within the previous year
- Outstanding judgment to the City
- In Rem foreclosure by the City within the previous five years.

Properties are sold on an “as is, where is basis.” The City discloses that vacant lots may contain old foundations and debris or other subsoil problems and buildings may contain asbestos containing materials for which Buyers are solely responsible. ALTA surveys are not provided. Building encroachments in the right of way may require Special Privilege Permits and are the responsibility of the Buyer.

A Historical Land Use Investigation prepared by City staff is provided for informational purposes. Buyer is solely responsible for an independent Phase I Environmental Site Assessment if desired. Buyer shall be responsible for all remediation and regulatory closure costs, if any. Buyer acknowledges that regulatory closure may require deed notifications and/or registry on a GIS system.

Buyers must comply with the City’s Small Business Enterprise (SBE) program requiring best efforts for SBE participation of at least 25% of the total expenditures for goods and services and 18% for professional services. Mandatory use is required for below-market sales. A SBE Agreement may be required prior to closing.

All properties must be fully taxable for property tax purposes. The deed shall contain a restriction prohibiting future application to the City for exempt status.

Closing contingent include full project funding including firm financing without contingencies and City approval of final plans. Final plans must conform to the original submission as approved by the City. Plan changes may require confirmation by the Common Council.

BUYER’S COMMENTS

BUYER CERTIFICATION & ACKNOWLEDGEMENT

We certify that this statement is true and correct and we understand City policies.

Signature

Signature

Title

Date

Title

Date

Bronzeville Advisory Committee RFP Submittal Survey

***Respondents are to consider and respond to sections 1, 2, and 3. Sections 4 and 5 are for internal use only.**

1. Property Information (each item may not be applicable)

Property Address or Addresses	
Description of Property Type	
Current Zoning	
Definition of Current Zoning	
Description of Property Condition	
Date of City/RACM Acquisition	

2. General Proposal Information (each item may not be applicable)

	Proposal
Company Name	<p>NEXT PAGES FOR INFORMATIONAL PURPOSES ONLY THIS FORM WILL BE USED IN REVIEW OF SUBMISSIONS</p>
Company member names	
Offer Price	
Contingencies	
Known Licenses or Zoning Change Requirements	
Proposed Use of Property	
Estimated Completion Date from Proposal	
Developer Team Projects in Progress or Pending (incomplete)	
Project Budget (Site investment / Future tax base)	
Financial Viability of Project based on Budget and Plan Provided	
Parking Included in Project or Plan for Additional Parking	
Job Creation	
DCD Background Check Results	

ADDITIONAL COMMENTS:

3. Experience of the Development Team (each item may not be applicable)

	Proposal
Developer Team Experience	
Developer Team Completed Past Projects	
Developer Team Experience with City/RACM Projects	
Does Project Require Historical Renovation?	
Developer Historical Renovation Experience	
Does Project involve Brownfield Development?	
Developer Brownfield Experience	
Does Project use Tax Credit financing?	
Developer Tax Credit Experience	

ADDITIONAL COMMENTS:

Date of Review:

4. Bronzeville Advisory Committee Submittal Evaluation (each item may not be applicable)

FOR COMPLETION ONLY BY STAFF AND COMMITTEE

	Proposal
Desirability of Proposed use	
Impact on the Neighborhood	
Quality and Appropriateness of Business Plan	
Extent and Quality of Renovations	
Appropriateness of Site Plan and Elevations	
Scope of Work – Appropriate for Project	
Consistency with neighborhood plan or plans, if any	
Quality and appropriateness of Parking plan	

5. Bronzeville Advisory Committee Submittal Evaluation - Additional Criteria (each item may not be applicable)

FOR COMPLETION ONLY BY THE COMMITTEE

On a scale of 1-10 with 1 being strongly disagree, 5 being neutral, and 10 being strongly agree, please rate each of the following:

	Proposal
Local community representation and/or inclusion in design, leadership, operations, and utilization of a project	
Influence of Bronzeville arts, culture, and entertainment elements creatively in a project	
Buyer/Developer outreach and community meetings, and engagement with area stakeholders	
How does the project incorporate the identity of Bronzeville?	
Does the construction portion feature companies that meet or exceed their SBE/RPP requirements?	

COMMENTS:
