

# ACQUISITION SUMMARY – EAST HALF OF FORMER TOWER AUTOMOTIVE SITE (84 ACRES)

## DATE

August 21, 2009

## RESPONSIBLE STAFF

Kein Burton, 30<sup>th</sup> Street Team (286-5845) & Benji Timm, 30<sup>th</sup> Street Team (286-5756)

## PROPOSED ACTIVITY

The Redevelopment Authority of the City of Milwaukee (RACM) plans to acquire eight properties totaling 84 acres from Milwaukee Industrial Trade Center, LLC (MITC) for \$3.5 million with a negotiated relocation package totaling \$1 million. The properties will be acquired in lieu of condemnation for the purpose of blight elimination, environmental remediation, economic development and job creation. Once demolition and environmental remediation are complete, RACM will bring in utilities and infrastructure to accommodate new businesses and residential development. This project is expected to generate between 700-1,000 family supporting jobs when fully built out.

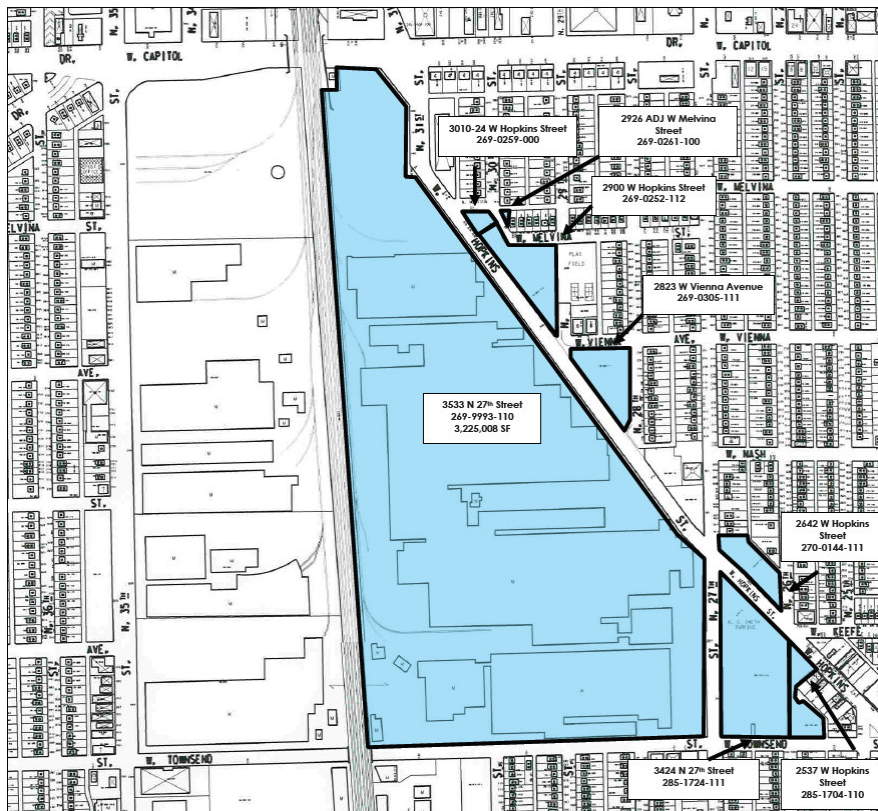
## LEGISLATIVE HISTORY

2004 – Common Council approved the location of the DPW Field Headquarters at Tower

2005 – RACM created a Redevelopment Plan to layout future development objectives

2008 – Common Council approved \$3 million dollars in the 2008 Capital Budget for site acquisition

2009 – RACM approved Purchase Agreement and TID Boundary



## PROPERTIES TO BE ACQUIRED

<u>Address</u>	<u>Land Area</u>	<u>Zoning</u>	<u>Building</u>	<u>Owner</u>
3533 N. 27 <sup>th</sup> St.	3,225,000	IH	~2,000,000	MITC
3010-24 W. Hopkins St.	9,300	IO2	0	MITC
2926 Adj W. Melvina St.	1,245	RT3	0	MITC
2900 W. Hopkins St.	75,446	IO2	0	MITC
2823 W. Vienna Ave.	61,855	IO2	0	MITC
2642 W. Hopkins St.	42,515	LB2	0	MITC
3424 N. 27 <sup>th</sup> St.	178,901	LB2	0	MITC
2537 W. Hopkins St.	<u>37,070</u>	LB2	0	MITC
<b>Total:</b>	3,632,232-sq. ft.			

### BUILDINGS

There are more than 30 buildings covering approximately 2 million square feet under roof. Many of these buildings are more than 60 years old and in a state of disrepair. RACM will evaluate the structural integrity, environmental status and overall condition of the buildings when it takes title (expected December 2009).

### ENVIRONMENTAL

RACM has collected more than 40 years worth of environmental data and records from past and current owners, regulatory agencies and through its own due diligence efforts. RACM also has environmental and sub-surface data from the construction of the 24-acre DPW Field Headquarters on the west side of the tracks. In addition, RACM has experience redeveloping other large industrial facilities throughout the city including the Menomonee Valley Industrial Center, Stadium Business Park and various sites in Riverworks and Haymarket Square.

The Wisconsin Department of Natural Resources and the U.S. Environmental Protection Agency are key partners working with RACM in this redevelopment effort.

### FUNDING

This project is well positioned to receive local, state and federal funding for environmental cleanup, planning and infrastructure improvements. This project is "shovel ready" and is Milwaukee's own economic stimulus effort.

### LEGAL

This acquisition will settle all outstanding litigation between RACM, the City and MITC. This includes all activities before the Federal Surface Transportation Board.

## GENERAL TIMELINE

- Real estate closing will take place in mid-December 2009
- Demolition and environmental remediation to take place between 2010-2012
- Neighborhood planning to begin in 2010
- Workforce development and training will take place during all phases of this project
- Infrastructure installation to begin in late-2012/early-2013
- Property sales could begin as early as 2012 (resid.) and 2013 (bus. park)