

LAND DISPOSITION REPORT COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

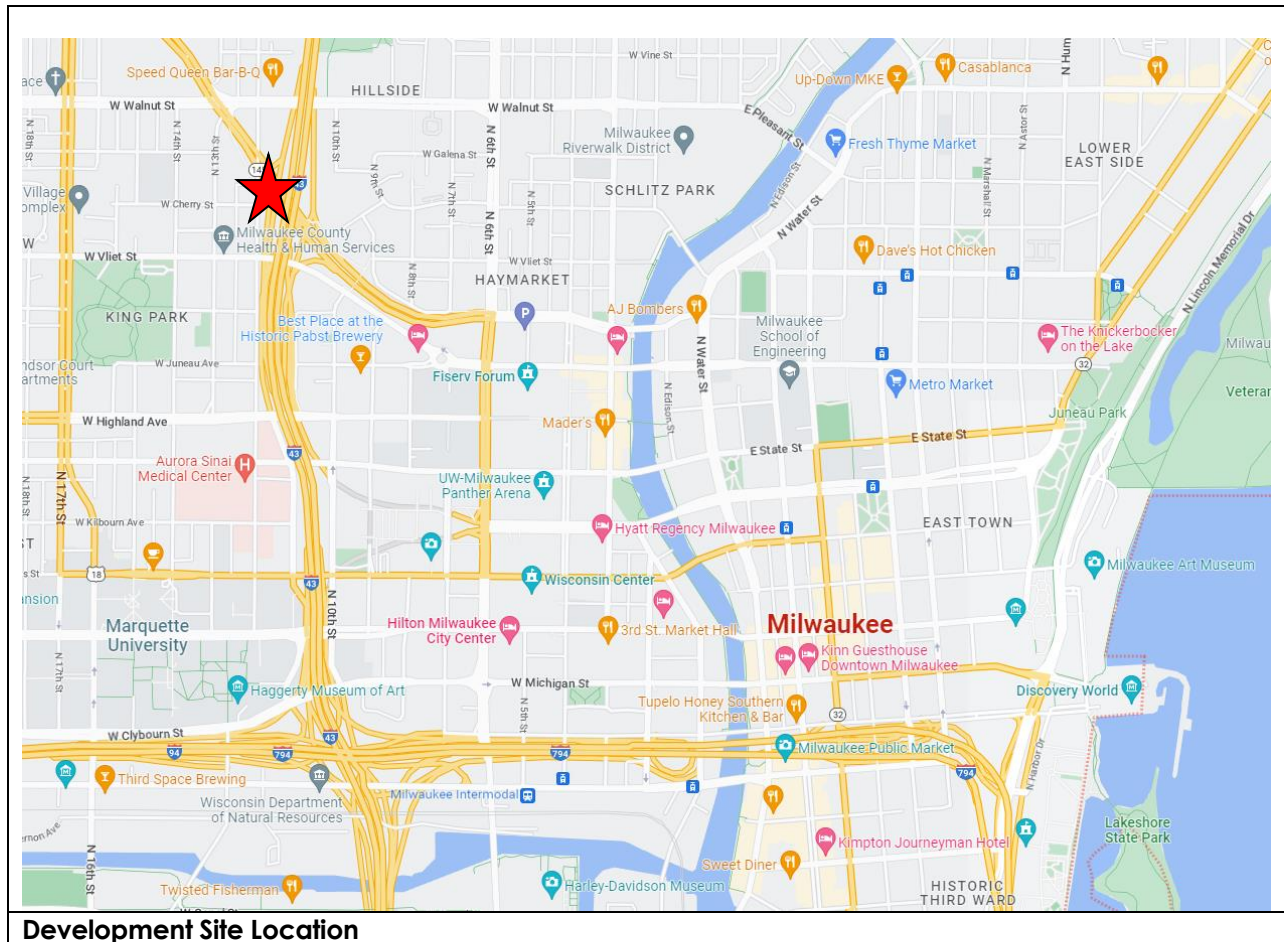
October 7, 2025, Common Council

RESPONSIBLE STAFF

Rosita Ross, Real Estate Development Specialist, ("DCD")

PROPERTY

1515 North 12th Street; an approximately 7,500 square feet parcel. The Property was acquired through property tax foreclosure on April 14, 2022. The property is zoned LB2 or Local Business and is located within the King Park Neighborhood. The Property will be assembled with Buyer's adjoining property to create a building site and developed with associated parking and landscaping.





BUYER

NeuVue, LLC ("TLI"), was established in 2022 and is owned and operated by Joann Harris-Commode ("Buyer"). Developer Neu-Life Community Development, Inc ("Neu-Life"), was established in 2000, and is owned and operated by Joann Harris-Commode.

PROJECT DESCRIPTION

NeuVue, LLC proposes to build a mixed-use commercial and residential structure. The building is a six-story, 77,500 square foot multi-purpose structure which will consist of ground floor commercial and community spaces with 36 units of housing above meant to serve Milwaukee's youth ages 18 to 24. Project has a budget of \$12. Million. The project will be funded with grants, fundraising and new market tax credits. The Property will be assembled with Buyer's adjoining property to create a building site and developed with associated parking and landscaping. The Developer is also proposing to vacate the abutting north 15 feet and combine all parcels into a single parcel using a Certified Survey Map after closing.

The mission of Neu-Life Community Development, Inc. is to empower youth with skills and strategies to make their best life choices. Neu-Life is a near north side non-profit that provides youth aged 4 to 24 with educational and recreational programs during and after school and over the summer. Neu-Life have been operating since 2000 (25 years) and have the reputation of being a high quality, youth driven program. In addition to year-round, evidence-based programs for youth, they offer variety of activities to build self-sufficiency in youth.

Programs include:

Health and Wellness Programming-Farmfork Culinary, Urban Gardening

Arts Education-Annual Youth Art Show, Creative Arts Programming, Annual Black History Celebration

Evidence based prevention education in Life Skills, Tobacco Prevention, Teen Pregnancy Prevention, Neu STEPP Human/Sex Trafficking Prevention

Academic Enrichment-homework help, tutoring

Service Learning and Community Service Projects

Workforce Development Programs-teen worker program

PROGRAM IMPACT

The NeuVue Project has been in development for the past 7 years, with pre-development support from the Zilber Family Foundation and pro-bono support from partners such as Foley and Lardner, Forward Community Investments and Engberg Anderson Architects. Neu Life has spent much on the pre-development doing their due diligence on the feasibility of this project, the project design, site control and other considerations.



NeuVue Project Proposal from Neu-Life

PURCHASE TERMS AND CONDITIONS

The purchase price will be \$5,600.00. The conveyance will be on an "As Is, Where Is" basis including environmental concerns, if any. The deed of conveyance will contain a restriction prohibiting the Buyer or its successors from applying to the City for tax-exempt property status. Full project will be subject to a \$5,000.00 per year Payment in Lieu of Taxes (PILOT) agreement.

DUE DILIGENCE CHECKLIST

Address: 1515 North 12th Street

The Commissioner's assessment of the market value of the property.	1515 North 12 th Street, the ("Property") is being sold "As Is, Where Is, without any guarantees. The price for the Property is \$5,600, which adequately reflects the overall value of the vacant lot. The Buyer estimates the improvement costs are approximately \$12. Million.
Full description of the development project.	Please see the Buyer and Project Description for details.
Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.	Please see Land Disposition Report for details.
Developer's project history.	<p>Development Team: Owner: NeuVue LLC-Neu-Life Community Development, Inc. General Contractor: General Contracting Services (same GC as the 2016 renovation capital project at NeuLife) Legal: Foley and Lardner Architect: Engberg Anderson Architects New Market Tax Credit Partner: Forward Community Investments (FCI) Capital Campaign Consultants: McDonald Shaefer Feasibility Study and Marketing Consultants: Open Door Advisors Pre-Development Funder and Project Consultant: Zilber LTD</p> <p>Due to NeuVue's limited development experience, NeuVue has enlisted the services of very reputable consultants to aid in many areas of the development including Engberg Anderson as project Architect and the other development team members listed above.</p>
Capital structure of the project, including sources, terms and rights for all project funding.	<p>\$3.5 million in New Market Tax Credits secured. Fundraising for the remaining \$8.5 million. Been in communication with Forward Community Investments and Chase Bank for financing options for bridge financing if needed.</p>
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	DCD staff determined that there is very low risk in selling the property, based on Neu-Life's history in the community.
Tax consequences of the project for the City.	As part of a proposed pilot program, the property will be purchased at the city assessed value and will provide an annual \$5,000 yearly tax base to the city.