

**PROPOSED BLIGHT DESIGNATION SUMMARY,  
AND LAND DISPOSITION REPORT  
2930 WEST CENTER STREET**

**Proposed Activity:** Declare the Bostik Findley plant at 2930 West Center Street blighted for acquisition from the French parent company, AltoFina, and authorize the immediate conveyance to CAPTA, LLC for industrial development.

**Background:** On June 17, 2004, RACM authorized staff to negotiate with Bostik-Findley regarding the acquisition and sale of its facility, which became vacant in 2003 when Bostik consolidated its hot-melt glue manufacturing operations at another location. The 30th Street Industrial Corridor (ICC) joined with RACM to market the existing building for industrial use that would be compatible with the neighborhood and increased are employment. Two proposals were received and were reviewed by a panel from the ICC and RACM as well as Bostik-Findley's local attorney. The AltoFina board is expected to approve the sale shortly.

**Property:**



The property consists a 64,700-square site improved with three interconnected buildings containing a gross building area of 49,800 square feet. The facility has a mix of first floor warehouse and production area and 8,000 square feet of second-floor office and laboratory space. The property benefits from 20-foot clear heights in the warehouse, a full sprinkler system, heavy power and seven truck docks.

The property had environmental impacts and Bostik has completed Phase II testing and required remediation. Bostik enrolled the site in the state's Voluntary Party Liability Exemption (VPLE) program and is committed to gaining site closure so that the buyer will not be responsible for any environmental remediation. Bostik is awaiting DNR approval of its closure request. The acquisition and sale would be contingent on closure.

**Redeveloper**

CAPTA, LLC, a limited liability company formed by the operators of Lena's Food Market. Lena's was founded over 35 years ago by Beezlee and Lena Martin and now operates three full-service grocery stores in Milwaukee. Derrick Martin, son of Beezlee and Lena, is the current president and he is joined by two brothers and an uncle in the daily operations.

**Proposed Use:**

Lena's proposes to use the existing building for its grocery warehouse and its central meat processing operation. The company's goal is to improve their operating margins with additional storage space and consolidated meat processing. The property will also contain another business, MF Distributors, LLC, a minority-owned wholesale food service distributor that specializes in state and other public and private sector food service contracts. Renovation costs are estimated to be approximately \$200,000.

Lena's currently employs over 150 people, all of whom live in the areas surrounding their current stores. They plan to have 40 employees at the Bostik

facility and to add 15 new jobs over the next two years. MF Distributors also hopes to create 10 additional positions.

**Option Terms:** The purchase price will be \$162,500, which was Bostik/AltoFina's minimum acceptable price. Of the purchase price, \$130,000 will be paid to Bostik/AltoFina. The balance of \$32,500 will be shared equally with RACM and ICC as a development fee and to pay for marketing expenses.

RACM will acquire the property from Bostik only after the VPLE process is finished and CAPTA, LLC is ready to acquire the property. CAPTA will have four months from Council approval or DNR closure, whichever is later, to complete its renovation plans and obtain financing for the renovations. The Redeveloper will be required to execute an Agreement for Sale and submit a \$2,000 Performance Deposit to guarantee successful redevelopment of the site.

**Public Hearing:** The Redevelopment Authority has scheduled a Public Hearing for September 16, 2004, on the blight designation and on the disposition of the property pursuant to Wisconsin Statutes. Final Common Council approval is contingent on the Redevelopment Authority holding the public hearing and approving the blight designation and property sale.

**Future Actions:** Upon approval by the Common Council, the Redevelopment Authority will acquire the property and convey it to CAPTA, LLC upon environmental closure.

Respectfully submitted,

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE**

Joel T. Brennan  
Assistant Executive Director-Secretary