

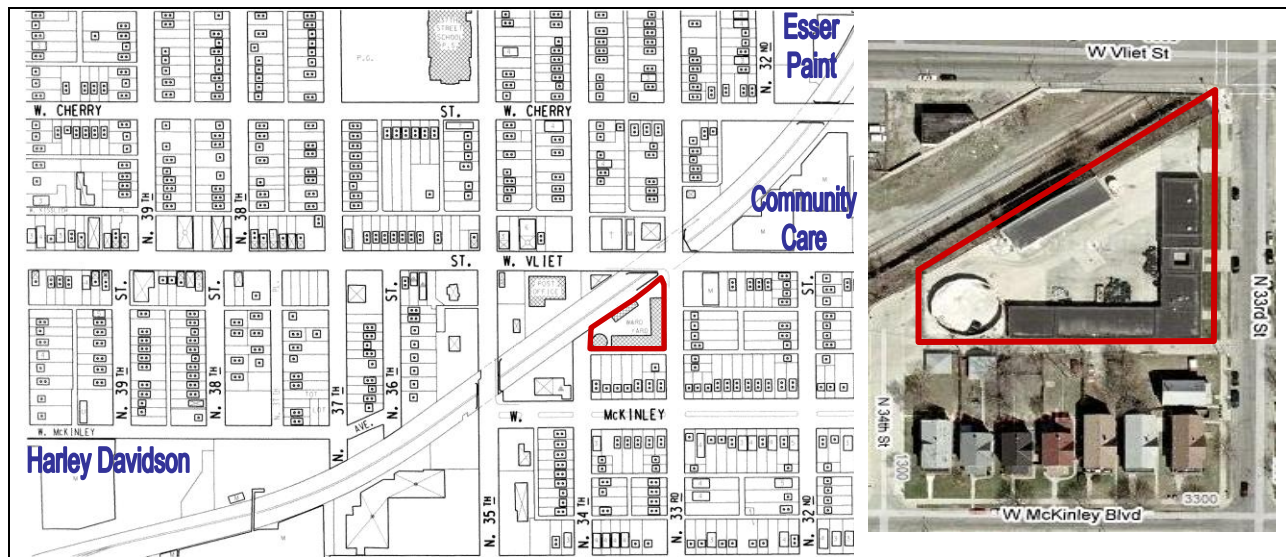
LAND DISPOSITION REPORT COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

January 28, 2009

PROPERTY

1333 North 33rd Street: A 42,110 SF lot improved with a DPW Sanitation Yard with three masonry buildings containing approximately 9,200 SF used for offices, storage and vehicular garage. The property was used for bulk storage and garbage cart repair. DPW has consolidated property functions at other DPW facilities and DPW has determined this facility is surplus to municipal needs.



A Phase I environmental site assessment prepared Giles Engineering & Associates Inc identified several potential environmental concerns. Limited Phase II testing is recommended, the cost of which will be shared equally with the buyer.

BUYER

TOWS-R-US 1 LLC, a company that provides towing services and acquires disabled motor vehicles for resale to recycling centers. Mr. James Forrer is the managing member of TOWS. The company currently employs four full time employees at its office in West Allis, Wisconsin.

PROPERTY USE

Relocation of its business and expansion of its recycling activities to include extraction of equipment and instrumentalities. Property improvements include fencing repairs and minor modifications and repair to the existing buildings. The renovation costs are approximately \$30,000.

OFFER TERMS AND CONDITIONS

The purchase price will be \$170,000, based on appraisal obtained by the Buyer. The Buyer will also be responsible for one-half of the Phase II testing costs and any remediation expenses. Within 10 business days of Council approval, the Buyer must execute a Purchase and Sale Agreement and submit a \$3,750 non-refundable Good Faith Deposit. The Deposit shall be credited toward the Purchase Price if the sale closes in the initial contingency period.

The offer contingency period is six months commencing on the date of Common Council approval and will enable Buyer to satisfy closing requirements and contingencies. The offer may be extended by the Commissioner of the Department of City Development for up to two three-month periods upon submission of a satisfactory progress report on buyer's efforts to obtain final plans and financing and payment of a \$500.00 renewal fee for each request.

Prior to closing, the Buyer will be required to obtain DCD approval of final construction. The property will be conveyed by Quit Claim Deed on an "as is, where is" basis. Buyer must also provide a \$5,000 Performance Deposit, which will be held until satisfactory completion of repairs and modifications to the building and site improvements. Sale proceeds, less sale expenses and a 30% fee to the Redevelopment Authority, shall be deposited in the General Fund.

FUTURE ACTIONS

Upon approval by the Common Council and any other regulatory bodies, the City will conduct Phase II testing and close the transaction according to the terms in this report.