

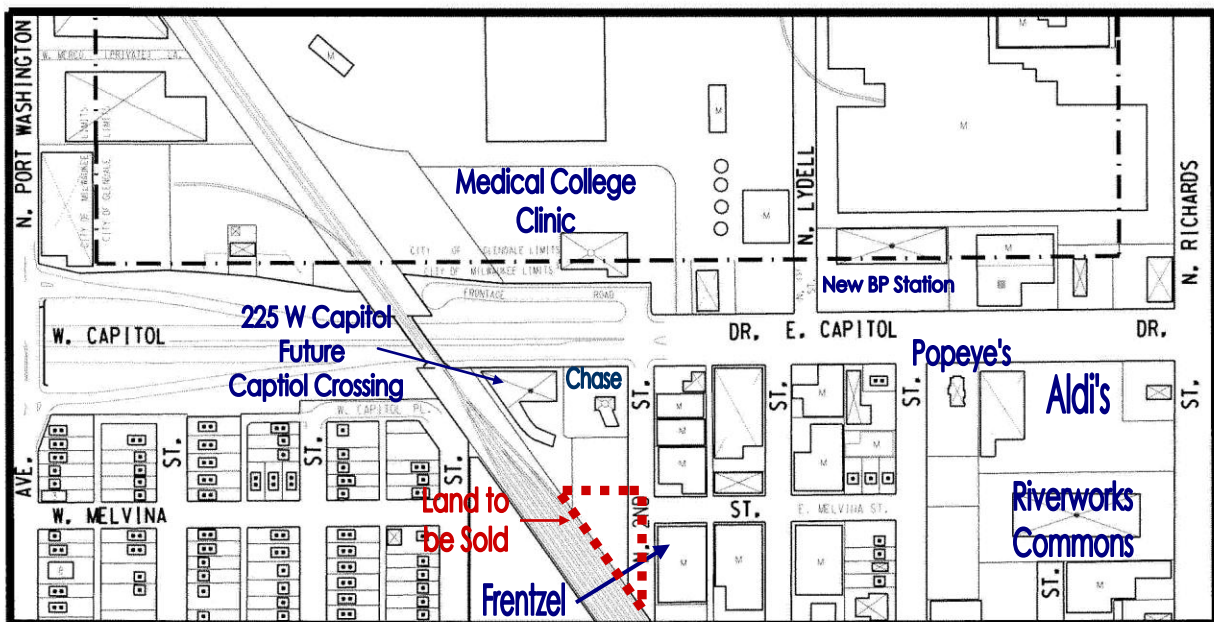
**LAND DISPOSITION REPORT
REDEVELOPMENT AUTHORITY
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

DATE
October 20, 2005

RESPONSIBLE STAFF
Matt Haessly, Real Estate Section (286-5736)

REDEVELOPMENT PROJECT AREA

Blight Elimination/Riverworks: In April 2001, the Redevelopment Authority authorized the acquisition of several properties in the Riverworks Industrial Center, including the warehouse at 225 West Capitol and a vacant manufacturing building at 3901 North 2nd. The properties were acquired in 2003 and the improvements at 3901 North 2nd were razed. Environmental testing and remediation has also been conducted. The property is part of the Riverworks Business Improvement District and Tax Incremental District No. 24.



REDEVELOPER

Thomas H. Frentzel, owner of 125 West Melvina Street where he has operated Frentzel Products since 1945. The company employs 25 people and provides contract manufacturing services and products associated with the tool and die industry. In 1984, Mr. Frentzel purchased the building and in 1987 acquired land to the south to expand.

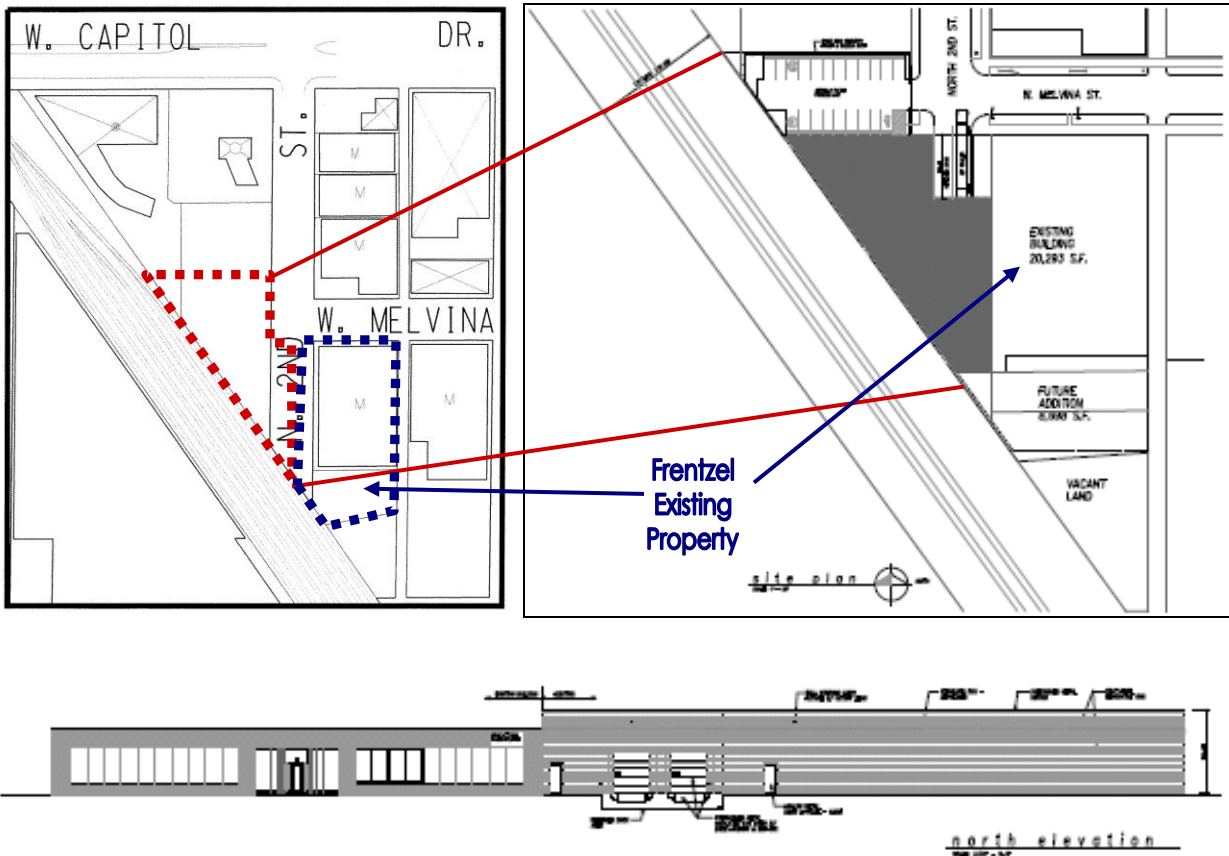
Mr. Frentzel has petitioned the City of Milwaukee to vacate North 2nd Street from West Melvina Street south to the railroad tracks. The Authority will join in the vacation petition.

PARCEL ADDRESS & DESCRIPTION

3901 North 2nd Street: Approximately 15,000 SF of area remaining after the sale of the northern portion for the 225 West Capitol Development. Phase II testing has been conducted and the Authority will work with the developer and DNR to obtain closure using natural attenuation with the building and parking lot acting as an engineering control to cap the contamination.

PROJECT DESCRIPTION

Construction of a 14,000 square foot addition to the existing building to consolidate the space the company leases in the Riverworks neighborhood. The building addition will also include two loading docks.



OPTION TERMS AND CONDITIONS

The purchase price will be \$20,000. A \$1,000 Option Fee will be required and the fee is non-refundable, but shall be credited toward the purchase price if the Redeveloper closes within the first six-month option period. A \$2,000 performance deposit will be submitted at closing and shall be held until satisfactory completion of the project.

The base option period is six months and will allow the Redeveloper time to obtain financing and final plans that are satisfactory to the Authority. The Executive Director may extend the option for up to two three-month periods upon submission of a \$500 non-refundable renewal fee and satisfactory progress report on efforts to obtain financing and final plans.

PAST ACTIONS

The Redevelopment Authority held a public hearing on October 20, 2005, after which it conditionally accepted the proposal of the name Redeveloper.

FUTURE ACTIONS

Upon Common Council approval, the Redeveloper and Authority will apply for vacation of North 2nd Street that is adjacent the two properties. The Redeveloper will also obtain firm financing and approval of final expansion plans prior to closing. An Agreement for Sale will be negotiated and executed prior to closing to ensure satisfactory completion of the improvements.