

**LAND DISPOSITION REPORT  
TO THE  
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

**BACKGROUND**

The Finney Library became a surplus municipal building when the new Washington Park Library opened in 2003. After the Common Council approved the surplus declaration, a Request for Proposal for the purchase and redevelopment of the building was advertised. The RFP specified preferred uses and established design and review criteria. Four proposals were received and reviewed by a panel of City staff members and a community representative.

**PROPERTY DESCRIPTION**

Located on the Southeast corner of West North Avenue and North Sherman Boulevard, 4243 West North Avenue and the adjoining parking lot. The structure is a single story building with approximately 9,000 square feet plus a partial basement. The parking lot is approximately 17,733 square feet.



**DEVELOPER**

New Covenant Housing Corporation, Inc. has been devoted to empower the community by revitalizing and eliminating blight in the Metcalf Park, Sherman Park and central city areas. Its experience dates back to 1988. Completed projects include the renovation of the first floor of an educational building for classroom space being used by MPS for an alternative school, affordable housing with 16 apartments and 56 townhouse units, multi-story residential and commercial building.

A Phase I Environmental Site Assessment was completed which indicated further investigation would not be needed or provided by the City.

## **PROPOSED DEVELOPMENT**

New Covenant Housing Corporation, Inc. proposes a mixed-use commercial development that will create a coffee shop, book/magazine store, and ice-cream parlor with meeting room space. Digital Outpost Cyber Spot Coffee Shop has been identified as one tenant. Ben & Jerry Franchise Scoop Shop Investment, Barnes & Noble or Harry Schwartz Books are being sought to occupy the remaining retail space. The Urban League may temporarily lease space until a new site can be constructed for it at a different location. If that happens, space will be modified for the Urban League first. Once a new site has been completed for the Urban League, the site will be modified for the retail vendors. Site improvements include a patio on the west side of the existing building, new windows with modification to the exterior along North Avenue and Sherman Blvd., display windows with an additional storefront entry on the east side of the building, and new windows along the south end of the building that will open to a parking area.

Total project costs are expected to be \$1,288,000. The project anticipates creating 25-30 construction jobs and 30-40 permanent jobs through the retail vendors.

## **OPTION TERMS AND CONDITIONS**

The purchase price is \$277,000. A \$2,770 option fee is required and will be credited toward the purchase price if the buyer closes prior to expiration of the first option period.

The base option term is for six months commencing on the date of Common Council approval. The option 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 \$250 renewal fee for each request. The Commissioner may grant a no-fee extension and option fee credit if delays are due to environmental testing or delays in receiving expected state grants.

Prior to or at closing, the developer also will be required to obtain DCD approval of final construction plans and financing, execute an Agreement for Sale prior to closing and submit a \$1,000 Performance Deposit, which will be held until satisfactory completion of the project. A 20 percent development fee shall be paid to the Redevelopment Authority and the remaining proceeds shall be returned to the Library Fund.

## **FUTURE ACTIONS**

Upon approval of this Report by your Honorable Body, and receipt of requisite approvals by regulatory bodies, the City will close the transaction according to the terms in this report.

Respectfully submitted,

Joel T. Brennan  
Manager, Real Estate and  
Development Services