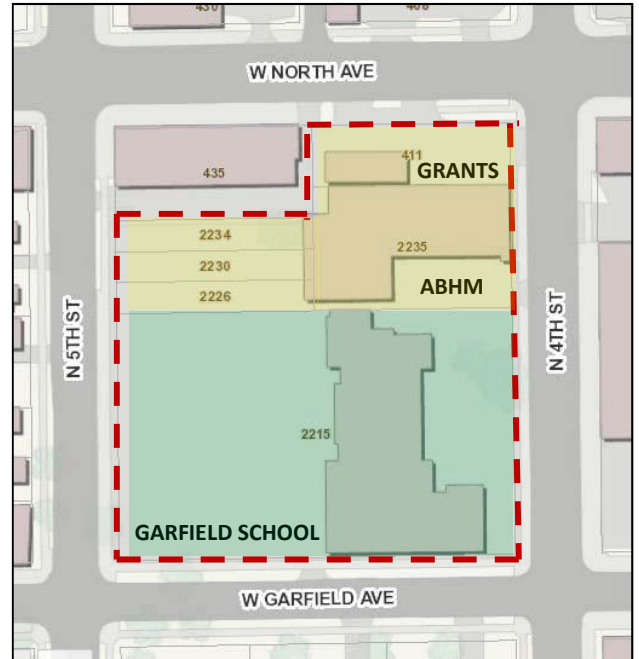
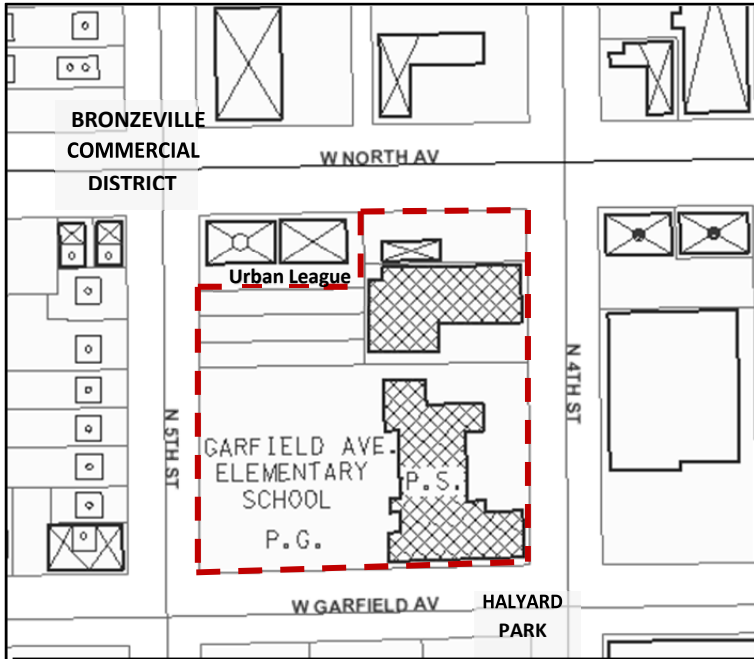


LAND DISPOSITION REPORT
COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE
 November 21, 2016

RESPONSIBLE STAFF
 Rhonda Manuel, Department of City Development, Neighborhood & Business Development Manager

AREA MAP



- Development Site
- City-owned
- RACM-owned

PARCEL ADDRESSES AND DESCRIPTIONS

- **2215 North 4th Street:** Former Milwaukee Public Schools Building known as the Garfield Avenue Elementary School ("school"). The building is approximately 52,800 SF and is located on a 64,000 SF lot. The building was designed by H.S. Koch and is designated on the National Historic Register for its Romanesque Revival Design. The school was built in 1887 with an annex addition in the 1960's. The property is currently owned by the City of Milwaukee.



PARCEL ADDRESSES AND DESCRIPTIONS (Continued)

- **2235 North 4th Street:** Former America's Black Holocaust Museum ("museum"), an 11,700 SF building situated on an approximately 160' x 100' or 16,000 SF lot. The property was acquired by the Redevelopment Authority of the City of Milwaukee (RACM) in February of 2009. The property was acquired after a mortgage on the property was in default. The lender released its interest in the property to RACM, along with its security interest in the culturally significant museum exhibits.



- **411 West North Avenue:** Former location of Grant's Soul Food Restaurant ("restaurant"), including a 1,605 SF building situated on an approximately 160' x 50' or 8,000 SF lot. The property is on the southwest corner of 4th and North Avenue. This property was acquired by RACM in 2008 for the Bronzeville District with funds from TID No. 59.



Three Contiguous Vacant Lots

Each acquired under the 7th and Garfield Redevelopment Plan.

Lots previously leased to Milwaukee Public Schools for playground and garden purposes.

- **2226-2228 North 5th Street:** Vacant lot approximately 160' x 24' or 4,060 SF located in the Halyard Park neighborhood. The property was acquired by RACM in 1985.
- **2230-2232 North 5th Street:** Vacant lot approximately 160' x 26' or 3,940 SF located in the Halyard Park neighborhood. The property was acquired by RACM in 1985.
- **2234 North 5th Street:** Vacant lot approximately 160' x 25' or 4,100 SF located in the Halyard Park neighborhood. The property was acquired by RACM in 1984.



View of lots facing southeast from approximately the blue "X" to the right



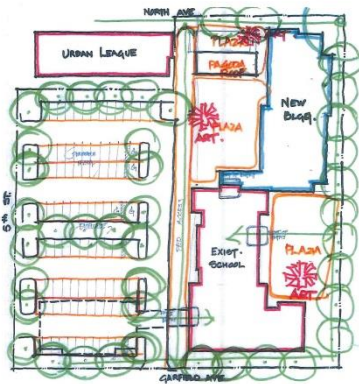
PROJECT HISTORY AND BACKGROUND

A Redevelopment Plan was authorized in 2005 to establish the Bronzeville Cultural & Entertainment District as part of the Redevelopment Authority's North 7th – West Garfield Redevelopment Project Area. Tax Incremental District No. 59 also was created in 2005 to fund property acquisitions and other project expenses such as streetscape improvements along North Avenue. All properties currently owned by the Redevelopment Authority are expected to be conveyed to the City of Milwaukee so that a single municipal entity will prepare legal documents. The goals of the Authority will be achieved through design and land use guidelines in the Redevelopment Plan.

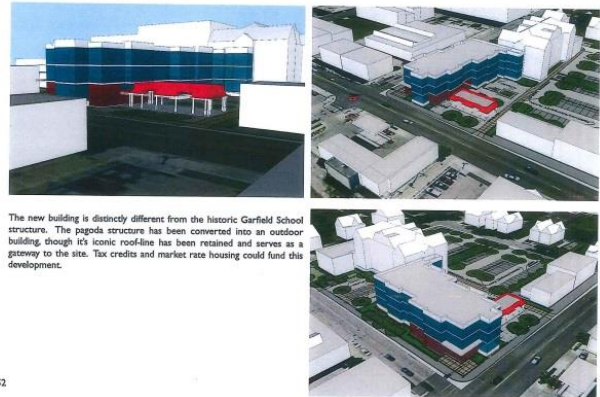
Redevelopment of the assembled development site ("site") was addressed by the Bronzeville Visioning Charrette hosted by UWM's Community Design Solutions in June 2014. The charrette engaged interested parties, providing opportunity to give input on the school and adjacent properties' adaptive reuse. The stakeholders considered how the site could play a key role for the Bronzeville District. Participants included the Martin Luther King Economic Development Corporation, the King Drive Business Improvement District, LISC, UWM architecture and urban planning students, property owners, community members, developers, lenders and MPS and City staff. A community arts center and public plaza were key features of the charrette recommendations.

SITE 4_Garfield School Quorum Architects

This development features a cultural and creative destination, combined with housing. Cultural uses could include music, theater and arts. The team proposed reusing the existing school building to generate revenue and to reuse the pagoda structure on the north side of the site as an outdoor structure. Parking could integrate stormwater management into the site. Two public plazas on the site would draw people into the building and through the spaces. Artist housing was proposed as the primary residential component.



SITE 4_Garfield School Quorum Architects



Charrette designs by Quorum Architects

The City advertised the site for sale to implement the charrette recommendations. The deadline for proposals was due in October of 2014. Three proposals were submitted and reviewed by staff, neighborhood residents and the Bronzeville Advisory Committee.

BUYERS

Historic Garfield Campus, LLC and The Griot, LLC ("Buyers"). Both entities are limited liability companies created for this development project and are partnerships between Maures Development Group, LLC and J. Jeffers & Co., LLC.

Maures Development Group, LLC ("Maures"), founded in 2006, is owned by Melissa N. Goins. Maures has a strong history of both residential and commercial development in the City of Milwaukee, including many catalytic projects and partnerships. Maures is committed to community improvement through the focus on

redevelopment in Milwaukee's central city neighborhoods. Previous projects include the Century City Lofts located on North 35th Street south of Capitol Drive, the SoHi Lofts and Lindsay Heights NSP scattered site partnership with the City of Milwaukee, Teutonia Gardens on the northwest corner of Teutonia and Center, Heart and Hope Place on North Dr. Martin Luther King Jr. Drive, and Franklin Square on Center and Hadley Streets near 14th Street. Maures has developed and owns over 225 apartment residences, with an aggregate development total of nearly \$45,000,000.

J. Jeffers & Co. ("Jeffers") and its President, Joshua Jeffers, also have extensive experience developing commercial and residential properties throughout the City of Milwaukee and the surrounding areas. Jeffers is dedicated to economic development throughout the region. The firm's project pipeline includes office, multi-family housing, retail and assisted living centers. Notable projects include the historic Mitchell Building and the historic Mackie Building, both on East Michigan Street, Inbounds futsal training facility in Glendale and a NSP scattered site partnership with the City of Milwaukee throughout Sherman and Metcalfe Park neighborhoods known as Forge Milwaukee.

PROJECT DESCRIPTION

The Buyers plan an adaptive reuse of the school, including renovation to historic standards. The school will be updated into 30 apartment housing units to be known as the Historic Garfield Apartments. The units will be restricted to families earning less than 60 percent of the Area Median Income. The project calls for 29 parking spots for the school. The Buyers have committed to providing a community space in the former gymnasium at the school. Total investment for the Historic Garfield Apartments is expected to be approximately \$7,100,000.

The Buyers plan to demolish the museum and the restaurant buildings and erect a mixed-use building featuring 41 housing units and approximately 7,900 SF of commercial space. Of the 41 apartment units, 35 units will be affordable housing, subject to household income restrictions, and 6 will be market-rate rental housing, without restrictions. A total of 56 parking spaces will be provided for this portion of the project to be known as The Griot. A majority of the commercial space (6,000 SF) will be used to reopen a physical location of the America's Black Holocaust Museum, providing a new home for the history currently archived in an online-only format. The Buyers are partnering with America's Black Holocaust Museum to implement the organizational vision for the museum space. The project investment for The Griot is expected to be \$9,400,000.



Above: Historic Garfield Apartments and The Griot facing northwest from 4th Street near Garfield



Above: Northeast elevation on the southwest corner of 4th and North Avenue
Below: East elevation of The Griot, facing west on North 4th Street south of North Avenue

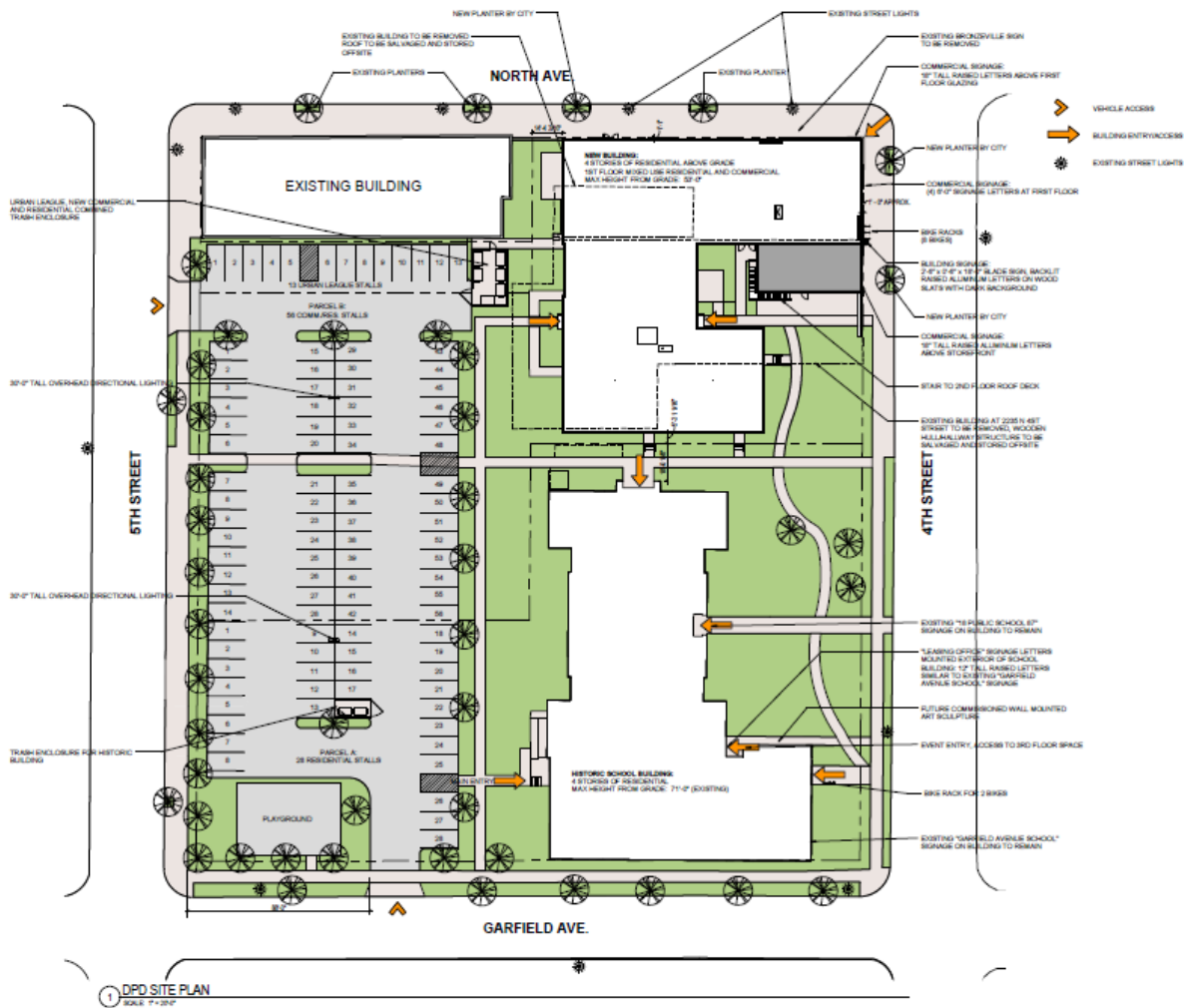


SITE PLAN

The Buyers are working with Engberg Anderson Architects and Greenfire Management Services, LLC. Closing is contingent upon the Buyer obtaining all necessary approvals and financing and DCD approval of the final building elevations and landscaping plan. The development will feature 7,900 SF of green space public area to the southeast of the development site.

The Buyer is required to apply for planned development zoning (concurrent file to this file); all landscaping has been specified in the planned development. After closing, the Buyer shall assemble all of the parcels with a Certified Survey Map.

The estimated improvement cost for the Property is \$16,600,000.



PURCHASE TERMS AND CONDITIONS

The purchase price is \$6.00 for the site (\$1.00 per property). The conveyance will be on an “as is, where is” basis, including all environmental and geotechnical conditions, 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, and also prohibition on use by choice, voucher or for-profit schools by Buyers or future owners.