

LAND DISPOSITION REPORT

COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

September 15, 2015

RESPONSIBLE STAFF

Dwayne Edwards, Program Manager, DCD

PARCEL ADDRESS AND DESCRIPTION

4124 West Villard Avenue (the "Property"): A 2,880 SF one-story vacant building, with a lot area of approximately 4,127 SF. The City of Milwaukee ("City") acquired the property on December 2, 2013 through property tax foreclosure.



City-owned Property

BUYER

Bouapha Xayyaphiou ("Buyer"), of R & R Incorporated, seeks to open an Asian-style restaurant. Ms. Xayyaphiou provided Asian delicacies for friends and family for many years. She also operated a part-time catering business for the past 10 years. The Buyer's parents retired from jobs in the food industry with more than 30 years of experience, which included managing a restaurant. Ms. Xayyaphiou's parents, who inspired her to pursue her own restaurant business, will be involved in the daily operations of the restaurant at 4124 West Villard Avenue. Ms. Xayyaphiou currently has a full-time job at Southwest Metals, Inc., but plans to work there part-time until the restaurant becomes established.

Ms. Xayyaphiou expressed interest in the City-owned property after seeing a City "For Sale" sign posted on the building. The Buyer lives near the location and wants to purchase, renovate and operate a restaurant for sit-down service and carry-out service. She expects that her restaurant will provide a service that is sorely missing in this Old North Milwaukee neighborhood.

The Buyer has invested in restaurant equipment and fixtures in anticipation of purchasing the property. Her partner, Tom Rogers, is a semi-retired general contractor and will oversee renovation costs as his initial contribution to the project. He has extensive contracting

experience, which includes interior and exterior work in Milwaukee and Southeastern Wisconsin.

PROJECT DESCRIPTION

The Buyer hopes to purchase, remodel and add interior improvements for a family-style restaurant use. R & R Incorporated will provide Asian food services to the residents in this Old North Milwaukee neighborhood. The property at 4124 West Villard Avenue will include interior improvements such as electrical and plumbing upgrades, new flooring, painting, repair or replacement of the building's roof and windows and additional lighting for security among other improvements. The Buyer estimates renovation costs are \$50,000 and a significant portion of the work will be performed through the Buyer's "sweat equity."

The Buyer understands that the proposed project may require certain City approvals in addition to the approval of the Land Disposition Report. Closing is contingent upon the Buyer obtaining all necessary approvals, financing and DCD approval of the final building elevations and signage.

PURCHASE TERMS AND CONDITIONS

The purchase price is \$9,000. R & R Incorporated may seek City assistance for funding the project to include the facade grant, signage and the City's "White Box" programs.

The conveyance of the property will be on an "as is, where is" basis. The deed of conveyance will contain a restriction prohibiting the Buyer, or its successors, from applying to the City for tax-exempt property status. At closing, subtracted from the sale proceeds will be sale and marketing expenses and a 30 percent disposition cost reimbursement to the Redevelopment Authority of the City of Milwaukee; the remaining proceeds shall be deposited in the Delinquent Tax Fund.