

LAND DISPOSITION REPORT COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

May 22, 2018

RESPONSIBLE STAFF

Dwayne Edwards, Program Manager, DCD

PARCEL ADDRESS AND DESCRIPTION

4473 North 76th Street (the "Property"): A 5,121 SF two-story, mixed-use building, previously used as a day care from 1996-2015, is situated on a 4,800 SF lot. The building was built in 1966 and was acquired by the City of Milwaukee ("City") on September 8, 2016 through property tax foreclosure. The Property is located in the 5th Aldermanic District.



CITY MULTI-FAMILY PROPERTY FRONT VIEW



CITY PROPERTY

BUYER

Refined Estates LLC ("Buyer") is solely managed and operated by Kari M. Turner. Ms. Turner has been an educator with Milwaukee Public Schools for over 10 years and brings a wealth of experience in childcare. The Buyer previously rented and operated her day care business from this location for four years and will oversee the day-to-day operation of the full-service day-care. Services include providing early care and education to children of different age groups such as infants, toddlers, preschoolers and school-age children.

The Buyer's goal is to make the business into a quality full-service childcare program that will benefit both the parents and the child. The Buyer will offer services year-round, Monday through Friday from 6 am until 7 pm. The Buyer projects hiring eight full-time employees and two part-time employees, with wages expected to average between \$10.00 and \$13.50 per hour. Employee benefits will include paid leave, dental and health insurance.

PROJECT DESCRIPTION

The Buyer's proposed renovations to the interior units include, but will not be limited to, electrical and plumbing upgrades, new mechanicals, flooring, doors, painting, security systems and minor ceiling repair. The Buyer will maintain the existing glazing along the street frontage and will not be making significant changes to the building or any changes with the material appearance of

the building. Exterior repairs will include power washing of brick, as needed, tuck pointing as needed, new signage and landscaping features in accordance with the MCO 295-405. The Buyer's estimated renovation costs are approximately \$70,000. All work will be completed by certified and licensed companies.

Certain City approvals may be required in addition to the approval of the Land Disposition Report. The Buyer proposes to meet all local and state requirements for day care services.

Closing is contingent upon the Buyer obtaining all necessary approvals, financing and DCD's approval of the final building elevations.

PURCHASE TERMS AND CONDITIONS

The purchase price is \$100,000. Purchase and renovation expenses will be financed by the Buyer and will be personally guaranteed by the Buyer.

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 from applying to the City for tax-exempt property status. A 30 percent disposition fee shall be paid to the Redevelopment Authority of the City of Milwaukee, less sale and marketing expenses and the remaining proceeds shall be credited to the Delinquent Tax Fund.