

LAND DISPOSITION REPORT AND DUE DILIGENCE CHECKLIST COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

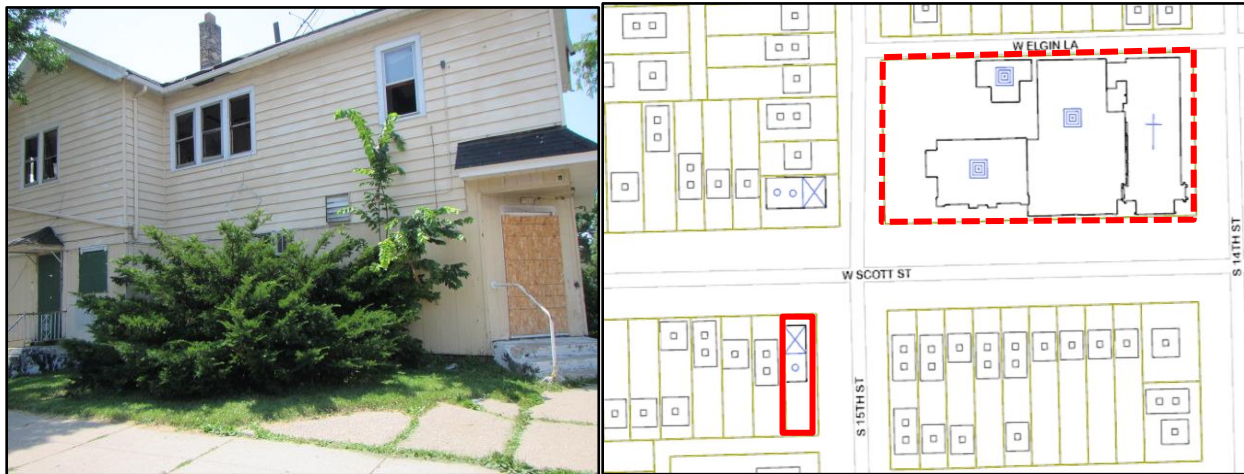
September 2, 2021

RESPONSIBLE STAFF

Dwayne Edwards, Program Manager, Department of City Development

PARCEL ADDRESS AND DESCRIPTION

1501 West Scott Street (the "Property"): A 1,870 square foot, vacant, fire damaged, two-story mixed-use building, with a two bedroom residential apartment and bar/tavern on the first floor. The building has a lot area of approximately 3,210 square feet. The City of Milwaukee ("City") acquired the property on December 18, 2017 through property tax foreclosure.



City Property



Notre Dame School of Milwaukee, Inc.

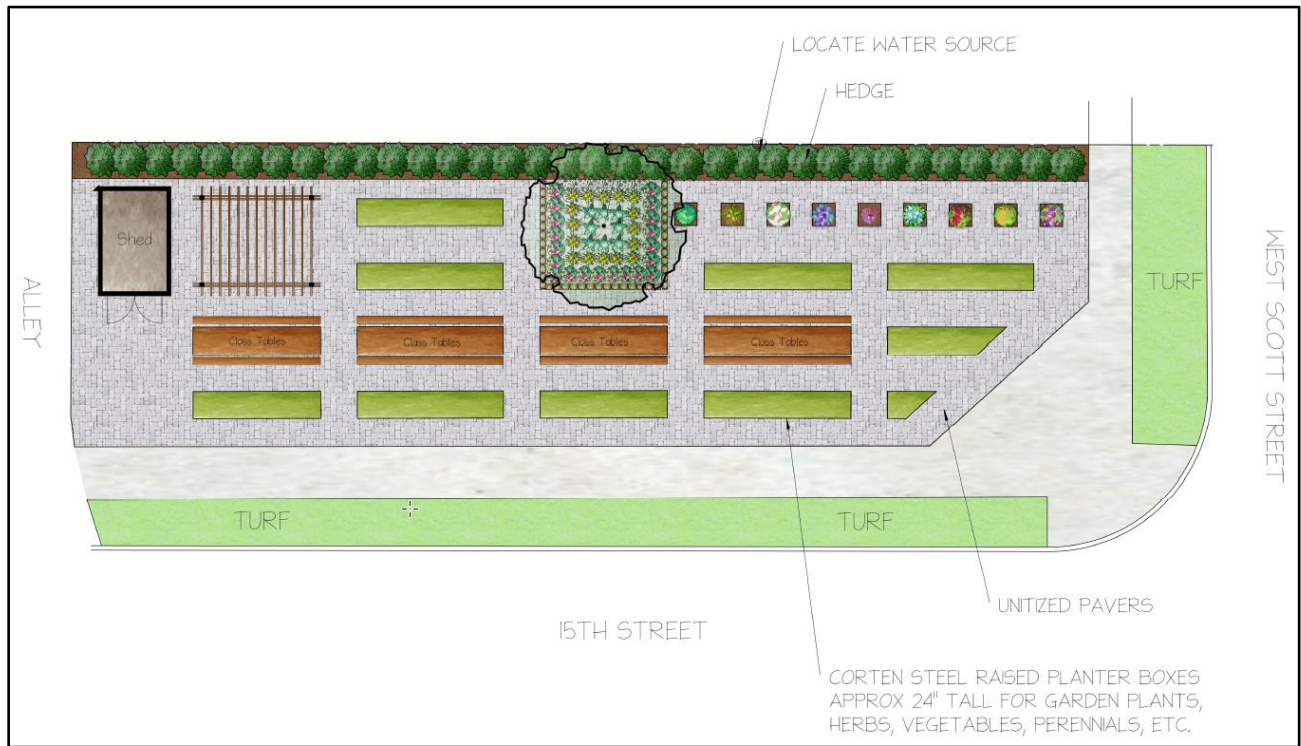
BUYER

Notre Dame School of Milwaukee, Inc. ("NDSM") or its assignee is (the "Buyer"). Mr. Patrick Landry, is the President of NDSM and will oversee the day-to-day project, including demolition work and landscaping improvements of the site. The Buyer contacted Department of City Development ("DCD") real estate staff about the property after seeing City staff conduct a physical inspection of the Property.

Founded in 1996, the NDSM has a student enrollment of 606 students, which includes grades K3-8 across two campuses at 1420 West Scott Street and 1425 South 26th Street. The school is a Catholic School sponsored by the School Sisters of Notre Dame and Accredited by the Archdiocese of Milwaukee and WRISA. The school has over 99 percent of NDSM graduates graduate high school and their attendance rate is 97 percent.

PROJECT DESCRIPTION

The school will pay all costs associated with the demolition work and will have the City review plans for the new space to insure that landscaping will meet current zoning code requirements. The project will add an outdoor classroom and learning garden as part of the school's curriculum. No buildings or structures will be located on the property. The property will be for school purposes only.



The Buyers estimated costs are approximately \$105,000 and a portion of the work may be completed through “sweat equity.”

NDSM may need certain City approvals in addition to the approval of the Land Disposition Report. Closing is contingent upon the Buyers obtaining all necessary approvals, financing and DCD approval of the final landscaping plans.

PURCHASE TERMS AND CONDITIONS

The purchase price is \$1,000 which factors in the overall condition of the fire damaged building. The conveyance of the Property will be on an “as is, where is” basis. The deed of conveyance will include a restriction prohibiting the Buyers 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 fee to the Redevelopment Authority of the City of Milwaukee; the remaining proceeds shall be deposited in the Delinquent Tax Fund.

DUE DILIGENCE CHECKLIST

ADDRESS: 1501 WEST SCOTT STREET

The Commissioner's assessment of the market value of the property.	<p>The "Property" at 1501 West Scott Street is being sold "as is, where is," without any guarantees. The Property is zoned RT4 or Residential. The two-story, fire damaged building, with one residential apartment, was previously occupied as a tavern.</p> <p>The purchase price is \$1,000. The building had considerable deferred maintenance, including fire damage which negatively affected the overall value of the building.</p>
Full description of the development project.	The Buyer, Notre Dame School of Milwaukee Inc., plans to convert the space into an outdoor classroom and learning garden for educational purposes. No buildings or structures will be located on the property.
Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.	Landscaping plans were reviewed and approved by the Design and Review Team of the City's Planning Staff to meet zoning requirements.
Developer's development project history.	This will be the school's first project of this kind in the City of Milwaukee. NDSM has no outstanding violations on any properties in Milwaukee.
Capital structure of the project, including sources, terms and rights for all project funding.	The estimated purchase, demolition and landscaping improvements are approximately \$105,000. The Buyer will not be seeking City funding resources to complete the project.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	If the building remains vacant, the deferred maintenance and costs to cure will continue to increase and further be a nuisance to the area. Continued vacancy of the building will serve as a hindrance on efforts to redevelop the Property.
Tax consequences of the project for the City.	The Property will be taxable. The deed of conveyance will contain a restriction prohibiting the Buyers or their successors from applying to the City for tax-exempt property status.