

LAND DISPOSITION REPORT

COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

July 28, 2025

RESPONSIBLE STAFF

Matt Haessly, Real Estate, Department of City Development

CITY PARCEL ADDRESS & DESCRIPTION AND APPROVALS

3116 North Dr. Martin Luther King Jr. Drive (the "**Property**") was formerly three parcels with a combined area of approximately 49,000 square feet and were combined using a Certified Survey Map to create one parcel now known as 3116 North Dr. Martin Luther King Jr. Drive. The Property is improved by a 7,500 square foot building that is in poor condition, is beyond the point of adaptive re-use, and qualifies for demolition. The City-Owned Property is located in the Harambee Neighborhood, in the North East plan area. The zoning is Local Business (LB2).

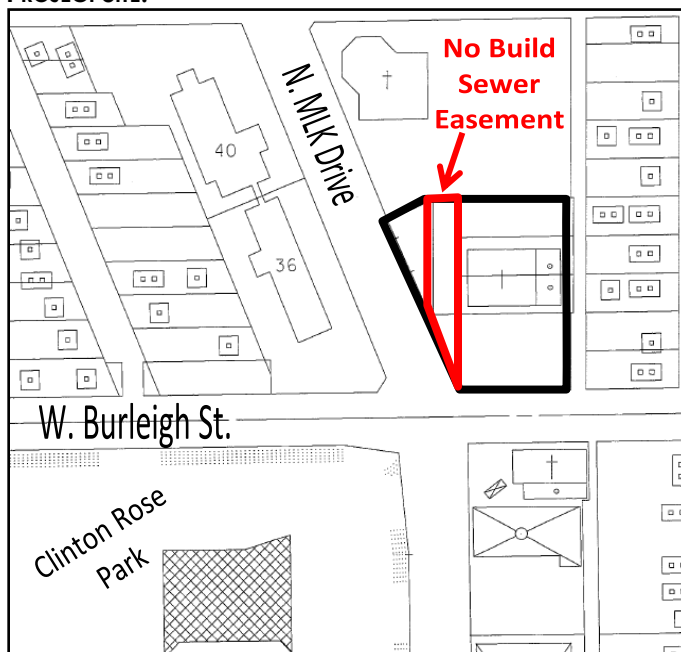
Past Council Files and Approvals:

File No. 231149; Resolution authorizing an Exclusive Right to Negotiate to allow Martin Luther King Economic Development Corporation to seek Wisconsin Housing and Economic Development Authority ("WHEDA") financing. WHEDA financing was awarded.

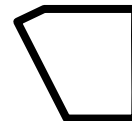
File No. 11044: On July 17, 2025, the Redevelopment Authority of the City of Milwaukee ("**RACM**") approved a resolution adopting the boundaries and project plan for the Compass Lofts Tax Incremental Financing District. A Common Council file approving tax incremental district 128 is submitted and to be considered as a companion file to File No. 250526.

File No. 250506: Resolution authorizing an award of \$850,000 dollars to the Developer from the Home ARP.

PROJECT SITE:



City Parcel



No Build
Easement



DEVELOPER SELECTION

In 2022, The Department of City Development ("DCD") issued a Request for Proposal ("RFP") for development of the Property. The RFP advertised the Property for sale on the City's website and MLS. DCD also promoted the listing on social media, at the Bronzeville Advisory Committee, and through other methods. DCD received multiple submittals by the RFP due date, September 16, 2022. DCD performed its due diligence on the proposals, convened a selection team comprised of City staff and other stakeholders, which narrowed the selection to the top two respondents. After the selection committee made their choice, DCD staff presented the top two responses to the Bronzeville Advisory Committee ("BAC") on May 15, 2023 and on June 5, 2023. Both respondents had an opportunity to present their development proposal and answer questions at the BAC meeting. The BAC unanimously recommended that the proposal by Martin Luther King Economic Development Corporation and One5Olive (the "Developer") move forward.

DEVELOPMENT TEAM- Compass Lofts MLKEDC, LLC (the Developer) for this Project Site is comprised of Martin Luther King Economic Development Corporation and EA Development LLC.

Martin Luther King Economic Development Corporation

Martin Luther King Economic Development Corporation ("MLKEDC") was established over 25 years ago and is led by Executive Director Nicole Robbins. MLKEDC has renovated or developed more than 190 units generating \$66 million dollars of development

EA Development LLC: Building Tomorrow, Today

One5Olive is no longer part of the development team but has been replaced by EA Development, a firm proudly owned by KG Development Group. EA Development, operating through a holding company, led by Elaine Familia and Anthony Kazee. Together, they bring decades of combined expertise in real estate development, community engagement, and housing innovation.

With a strong foundation in equitable development, EA Development is focused on delivering high-impact affordable housing solutions that address critical community needs. We prioritize sustainable growth, high-quality design, and long-term community transformation—particularly for individuals and families facing barriers related to workforce affordability, veteran support, and integrated supportive living.

EA Development benefits from its deep alignment with the mission of KG Development Group, a nationally respected real estate firm known for building purpose-driven developments that reduce social determinants of health and increase economic opportunity. Through this relationship, EA Development leverages KG Development Group's resources, capital partnerships, and national development pipeline to scale its impact and bring innovation to the affordable housing sector.

PROJECT DESCRIPTION

The Project will entail Compass Lofts MLKEDC, or its assigns to acquire the Project Site from the City and thereupon construct a four-story mixed-use development in the Harambee neighborhood.

The Project will include a total of 67 residential units, of which 56 will be designated as affordable housing units for households earning at or below 60% of the Area Median Income. Of the 56 affordable units, 22 units will be reserved for permanent supportive housing for individuals experiencing homelessness. In addition, the Project will also include a ground floor commercial space totaling 8,100 square feet, intended for use as a grocery store or other community-serving

use. Developer also will install new landscaping, where applicable, around the perimeter of the Project Site in accordance with MCO 295-405.

The estimated budget is \$19,700,000. The proposed financing structure includes equity from low income housing tax credits, WHEDA tax exempt bond financing, Home ARP, RACM Brownfield Revolving Loan Fund, Tax Incremental Financing, deferred developer fees and other grants and loans.



Looking
North East



Looking
South East



Looking
North West



Looking
South West

PURCHASE TERMS AND CONDITIONS

The purchase price is \$30,000 plus all associated closing costs. The Purchase, Sale and Development Agreement ("PASA") will specify that the conveyance will be on an "as is, where is" basis. The deed of conveyance will contain a restriction prohibiting the Developer or its successors from applying to the City for tax-exempt property status per MCO 304-49-13.

At Closing, subtracted from the sale proceeds and retained by the City will be the amount of property taxes owed, interest and fees, and all costs and expenses incurred. Retained funds will be distributed between the Redevelopment Authority of the City of Milwaukee and the City's Tax Deficit Fund, with the balance of the proceeds to be returned to the former owner.

The Developer shall be required to comply with the Anti-Displacement Neighborhood Preference Policy in Common Council File No. 190401. Since the City Parcels are within the 53212-zip code the Preference Policy shall designate and prioritize at least 20% of the affordable housing units within the Project Site to existing residents within the 53212-zip code.

The Development Agreement will require Developer's acceptance of responsible party status (DNR BRRS 03-41-343436; 3104 North Dr. Martin Luther King) for the City Parcel that has a reported environmental release and the Developer shall be responsible for any new environmental releases, if any.