

LRB – RESEARCH AND ANALYSIS SECTION ANALYSIS

**MAY 16, 2007 AGENDA
PUBLIC WORKS COMMITTEE**

**ITEM 5, FILE 061440
Emma J. Stamps**

File No. 061440 is a resolution declaring the city-owned parking lot at 2574-90 North Downer Avenue surplus to municipal needs and authorizing its sale to DAPL, LLP, for mixed-use development, in the 3rd Aldermanic District.

Background and Discussion

1. Policies for declaring city owned properties no longer needed for municipal purposes and their sale are stated under Section 304-49-17, Milwaukee Code of Ordinances.
2. Boris Gokhman, president of New Land Enterprises, LLP and Joel Lee, president of Van Buren Management, Inc, are forming DAPL, LLP, a limited liability partnership.
3. DAPL, LLP has offered to purchase the city-owned parking lot located at 2574-90 North Downer Avenue for a total \$350,000 to develop a mixed-use development assuming the following commitments:
 - 7,500 SF of 1st floor commercial/retail space
 - Parking (27 underground, 103 above ground)
 - Granting the City an easement for 29 of the 103 above ground parking spaces
 - Estimated \$4.75 million total project cost
 - 21% EBE goal
 - Construction completes by Fall 2008
 - Relocate a popcorn wagon and transformer, at no cost to the City (if necessary)
4. Adopting File 061440 declares the aforementioned parking lot surplus to municipal needs and authorizes its sale to DAPL, LLP to construct commercial, retail, and parking.
5. If passed, this file may be referred to the Zoning, Neighborhoods & Development Committee.



Fiscal Impact

The fiscal note lists a \$350,000 gross revenue impact from the sale of the Parking Fund property, minus the sales expenses and a 25% RACM administrative charge. Net proceeds will be deposited in the DPW Parking Fund enterprise account.