

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

DATE

February 24, 2026

RESPONSIBLE STAFF

Dwayne Edwards, Program Manager
Department of City Development, Real Estate Section

PARCEL ADDRESSES AND DESCRIPTION

1633-35 West Center Street the "Property"), is a 3,654 square foot multi-story building that was built in 1894 and has a lot size of approximately 7,200 square feet which includes a large vacant lot on the east side of the building. The City of Milwaukee ("City") acquired the property on July 28, 2025 through property tax foreclosure.

<p>City commercial property front view</p>	<p> 1633-35 West Center Street</p>

BUYER

Ms. Tomica Thomas, (the "Buyer") or assignee, intends to purchase and renovate the building to operate a neighborhood "Fresh and Healthy style" café. The buyer also intends to reside in the upstairs apartment.

The Buyer brings three years of restaurant experience to the project and is motivated to provide food options that she feels are sorely lacking to local residents. She said, "The area is a food desert and I want to provide heightened awareness about how the food choices we make can prevent us from a better, healthier outcome in our daily lives." Thomas also stated, "The café will offer food choices like low-fat fruit smoothies, nutritious salads, parfaits and wholesome wraps, that can reduce sugar intake, high salt content, preservatives and fatty foods that significantly raise levels of high blood pressure, contribute to diabetes, and other known causes that lead to bad diets and health problems in our community."

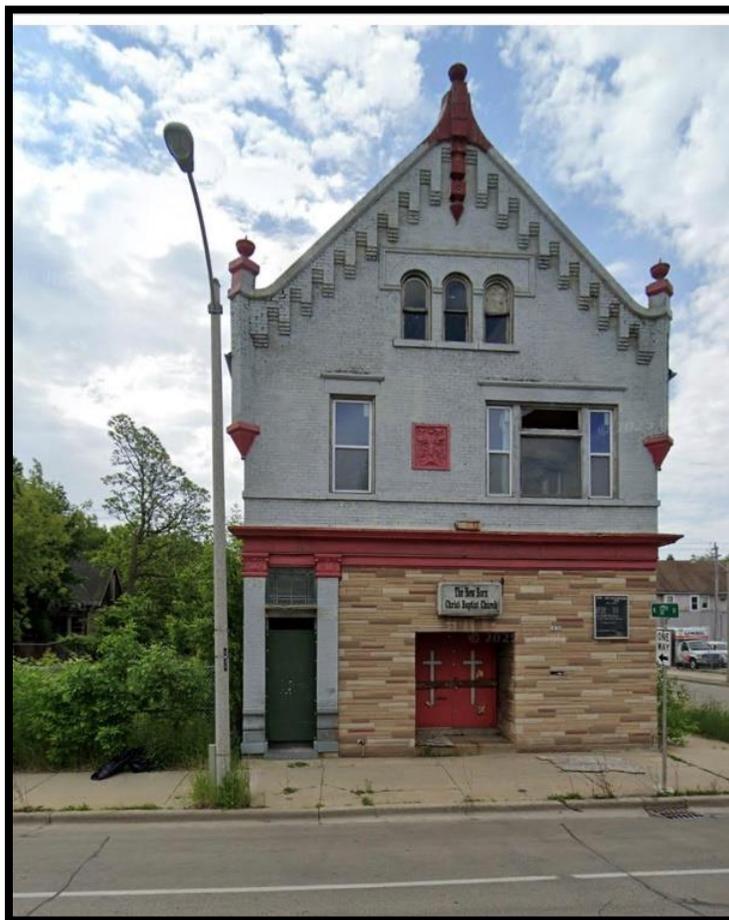
The Department of City Development (“DCD”) listed the property for sale on its website and MLS. DCD received a submittal from Ms. Thomas and recommended the Buyer to the local alderman for sale approval.

PROJECT DESCRIPTION

Tomica's Corner Café will be a warm and welcoming neighborhood café that blends great food, soulful energy and community spirit. The café will offer a “grab & go, or sit down” dining experience, serving fresh flavorful, and affordable meals made with know-how and love. The menu will feature a variety of healthy, hearty and homestyle options – from fresh wraps, salads and smoothies to comfort dishes like steak and rice, Caribbean oxtails, and classic soul food favorites.

The Buyer will be open Monday through Saturday from 8 am to 8 pm, with a flexible service model. Grab & go or sit-down will operate from 8 am until 2 pm; Lunch and Dinner service will run from 2 pm until 8 pm. On Sunday's the owner will give back to the community by offering all grab & go food items free to parents, children and homeless individuals – reflecting Ms. Thomas' commitment to community service, love, servitude toward her neighbors.

Current view of building at 1633-35 West Center Street (looking south)





Buyer's Conceptual design w/ building renovations (looking east)

Buyer's conceptual rendering at 1633-35 West Center Street (interior floor plan)

The Buyer proposes to outfit the interior space with modular furniture, fixtures, décor and aesthetics with an attractive, well lit and airy welcoming feel and art deco design.

The layout of the space will capture the following key elements:

- Grab & go and sit-down options with healthy choices (salads, smoothies, wraps, etc.)
- A specialty dinner plate and comfort food nightly menu options for diners.
- Honor first-responders, professionals and teachers with discount recognition meals.
- Offer Community Nights with live local music, poetry reading, book clubs, etc.
- Community focused partnership by collaborating with homeless shelters, small businesses, local churches, etc.

The Buyer also plans a small outdoor patio area for customers for seasonal use for summer time dining. Bicycle parking for patrons will be provided and new signage and lighting that meets City guidelines will be added on the building's exterior. The City's Commercial Corridor Team has awarded \$32,500 in funding resources and technical assistance to assist with renovations.

The Buyer's financing will come from a local lender, personal savings and City funding resources if applicable.

Ms. Thomas' project may require certain City approvals, such as the Board of Zoning Appeals ("BOZA") 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 exterior elevations. Total estimated rehabilitation costs are approximately \$200,000.

PURCHASE TERMS AND CONDITIONS

The purchase price is \$40,000 and Buyer shall pay all costs at closing. The conveyance will be on an "As-Is, Where-Is" basis. The Buyer agrees to obtain all necessary City permits and approvals, including Board of Zoning Appeals approvals, as needed. The Buyer will pay a \$5,000 performance deposit regarding Buyer's duty to complete renovation and obtain a Certificate of Occupancy, by July 15, 2027. Buyer will be required to meet the City's General Buyer Policies. Ms. Thomas will execute a City Purchase and Sale Agreement, which will outline all terms of the transaction.

The deed of conveyance will contain a restriction prohibiting the Buyer, or its successors, from applying to the City for tax-exempt property status and a deed restriction prohibiting the Buyer from conveying to another prior to Buyer obtaining the Certificate of Occupancy.

At closing, subtracted from the sale proceeds will be the amount of property taxes, interest and fees owed; 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, if any, to be returned to the former owner.

DUE DILIGENCE CHECKLIST

ADDRESS: 1633-35 WEST CENTER STREET

The Commissioner's assessment of the market value of the property.	The Property at 1633-35 West Center Street is a 3,654 square foot multi-story building that was built in 1894 and has a lot size of approximately 7,200 square feet, with a large fenced yard. The property is zoned RT4 or Residential and is being sold "As-Is, Where-Is," without any guarantees.
Full description of the development project.	Tomica Thomas, (the "Buyer") or assignee, will purchase and renovate the building to be a new corner café to provide healthy, delicious and quality food in a welcoming space.
Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.	The Buyer was advised that any changes or modifications to the exterior facade may require approval from the City Planning staff. The City's Commercial Corridor Team is providing \$32,500 in technical assistance on the renovations. Ms. Thomas will also seek a zoning variance from the Board of Zoning Appeals ("BOZA") due to the current zoning of the building.
Developer's development project history.	Ms. Thomas, pursued the City property when The Department of City Development ("DCD") listed the property on its website and MLS. This will be the Buyer's first City commercial development. The Buyer, who resides in Milwaukee, has been actively involved with real estate in Milwaukee for many years. Ms. Thomas has also previously operated a cafe.
Capital structure of the project, including sources, terms and rights for all project funding.	The purchase price is \$40,000 and the Buyers shall pay all costs at closing. Total renovation and improvement costs are approximately \$200,000. The Buyer's financing was approved by her lender and will include personal savings. The Buyer was awarded City funding resources towards 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. Vacancy of the building will serve as a hindrance on efforts to bring commercial development along this stretch of West Center Street, in the 15th Aldermanic District.
Tax consequences of the project for the City.	The property will be fully taxable. The deed of conveyance will contain a restriction prohibiting the Buyer or its successors from applying to the City for tax-exempt property status.