



LISTING PRICE: \$15,000

Building: 11,160 SF constructed in 1889 with addition in 1906
Lot Area: 6,945 SF
Zoning: LB2, Local Business
Historic: **Locally designated only.** City of Milwaukee Historic Preservation Commission requires all significant historic features to be preserved and restored. Photographs, historic designation report, and environmental data on website at www.city.milwaukee.gov/CRE

BUYER DEVELOPMENT OBLIGATIONS:

- Obtain restoration and preservation plan approval (Certificate of Appropriateness) from Historic Preservation Commission (“HPC”).
- Restore building in a timely manner.

POTENTIAL COMMERCIAL USES:

- Restaurant, retail, office, business, multi-family with first floor commercial, etc.

NOTE: Property must be taxable and some uses may need BOZA approval
Proposals will not be accepted for the following uses: Parking lot, pawn shop, cigarette or cigar shop, gun shop, tavern, liquor store, check cashing, payday or auto-title loan store, medical service facility or other uses prohibited by zoning.

POTENTIAL RESOURCES

- **Historic Infrastructure Preservation Fund – Up to \$50,000**
- **Facade Grants:** www.city.milwaukee.gov/facade
- **Retail Investment Fund:** www.city.milwaukee.gov/rif
- **White Box Program:** www.milwaukee.gov/whitebox
- **Focus on Energy Promotions:** www.energystar.gov/rebate-finder
- **BID #8:** kingdriveis.com

CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, extent & ability to renovate and preserve the building, contribution to tax base and financial viability.
- Acceptance contingent on Common Council approval. Earnest money of \$500 may be required within 10 days of approval. Uses requiring City licenses will have concurrent Council consideration with the sale authorization; BOZA approval will be obtained prior to Common Council action. Start-up businesses may submit a business plan.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval at www.milwaukee.gov/CommercialBuildings
- Conveyance will be “as is, where is” by quit claim deed subject to restrictive covenants for performance, prohibitions for tax exemption.
- Closing contingent on firm financing, DCD and HPC approval of building plans and site plans.
- Buyers must not violate City Buyer Policies. See website at www.city.milwaukee.gov/CRE
- Renovation must be complete **within twenty-four months** following closing
- Buyer will be required to pay performance deposit
- Buyer to provide Certificate of Occupancy.

SHOWINGS:

Through open houses only. Wear proper footwear for a construction site. Bring a flashlight. **Anyone viewing the premises will need to sign a waiver upon arrival at showing.** The City suggests bringing a structural engineer and your contractors with you. Property will be open for inspection ONLY on the following dates and times (see next page):

OPEN HOUSE DATES AND TIMES (SEE NOTES ABOVE):

Date: XXXXX Time: Date: XXXXX Time:
Date: XXXXX Time: Date: XXXXX Time:
Date XXXXX Time: Date: XXXXX Time:

PLEASE NOTE: Building basement and second floor are not accessible for viewing. Buyer should assume all mechanicals need to be replaced.

EVALUATION CRITERIA

Proposals will be evaluated by a DCD selected committee, and the Bronzeville Advisory Committee. Please see the attached **evaluation rubric** for criteria upon which proposals will be evaluated.

REAL ESTATE BROKER FEES:

The City does not have 2673 North Dr. Martin Luther King Jr. Drive (the "Property") listed with a real estate broker. If buyer chooses to use a broker, the buyer must pay all broker fees – providing, however, that the City will, only upon a successful closing on the sale of the Property to the buyer, contribute toward buyer's owed broker fee in an amount equal to \$1000. City's contribution toward the broker fee shall only be paid from the sale proceeds. Seller shall not pay any broker commission if Buyer and Broker are same or related in any manner.

SUBMITTAL:

- 1) Completed "Proposal Summary" on the form available at www.city.milwaukee.gov/CRE
- 2) Provide a detailed Scope of Work for preservation and renovation including a scaled rendering of the building identifying exterior building materials and site plan.
- 3) Provide preservation and renovation plan/strategy.

Proposals due TBD, 2022 at 12:00 Noon. Submit proposal via email to mhaessly@milwaukee.gov

Questions will be accepted in writing only. Unauthorized contact with staff regarding this Request for Proposals can result in disqualification. **Questions due by January 31st 2022**

CONTACT: Matt Haessly, Department of City Development, (414)286-5736 or mhaess@milwaukee.gov

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