

**LAND DISPOSITION REPORT  
TO THE  
REDEVELOPMENT AUTHORITY  
AND THE  
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

**DATE**

June 19, 2003

**REDEVELOPMENT PROJECT AREA**

North 34th Street - West North Avenue Street is a redevelopment district created in 1984. The plan was created to eliminate blight and foster redevelopment.

**REDEVELOPER**

North Avenue Community Development Corporation (CDC) was incorporated in 1999. The President of the North Avenue CDC is Mr. Damon Dorsey. The purpose of the North Avenue CDC includes, but is not limited to, achieving community economic development in the North Avenue area.

**PARCEL ADDRESS & DESCRIPTION**

3305-07, 3309-11, 3313-15, 3317, 2231-23, 3325-27, 3329-31 and 3333 West North Avenue and 2243-45 North 33rd Street: The combined area of these nine parcels is 29,473 square feet with approximately 235 feet of frontage along West North Avenue. All but one of the parcels was owned by the City of Milwaukee. These were acquired via tax foreclosure. They were subsequently conveyed to the Redevelopment Authority by the authority granted in Common Council resolution file number 85.810.

**PROPOSED REUSE**

Construction of a three-story, 41,800 square foot, mixed-use building that will consist of 22-affordable housing units and 7,000 sq. ft. of commercial/office/storefront space. The estimated budget for this project is \$3.7 million.

**OPTION TERMS AND CONDITIONS**

The gross purchase price is \$1.00. A \$500.00 option fee will be required and will be credited toward the performance deposit if Redeveloper closes within the first option period. A \$1,000.00 performance deposit will be required at closing to guarantee the satisfactory completion of the project.

The property would be conveyed by Quit Claim deed. The option term is three months so as to enable the Redevelopers to obtain final building and site plans along with proof of financing. This period could be extended by the Executive Director for one additional three-month period upon submission of a written progress report and a \$500.00 renewal fee.

The Authority provided Redeveloper with a Phase I environmental assessment and Phase II reports. Based on the findings in the Phase II reports, the State of Wisconsin Department of Natural Resources (WDNR) is not expected to require additional Phase II testing or Phase III (remediation) activity. In the event the WDNR would require additional Phase II and/or Phase III activity, the Redevelopment Authority, at its sole expense, will authorize its environmental consultant to undertake the most cost effective Remedial Action Plan in order to obtain closure from the WDNR.

In addition to the aforesaid terms, the sale will be further conditioned as required in the Redevelopment Authority resolution adopted on June 19, 2003, and in the Option to Purchase submitted by Redeveloper.

**PAST ACTIONS**

The Redevelopment Authority held a public hearing on June 19, 2003, after which it conditionally accepted the Option to Purchase of the named Redeveloper.

**FUTURE ACTIONS**

Upon approval of this Report by your Honorable Body, and receipt of requisite approvals by regulatory bodies, the Redevelopment Authority will enter into said Agreement for Sale and proceed to close in accordance with the terms and conditions expressed herein and contained in the form of contract and resolution referred to above.

Respectfully submitted,

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE**

Gregory J. Shelko  
Assistant Executive Director-Secretary

GJS:mfh