

LAND DISPOSITION REPORT
COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

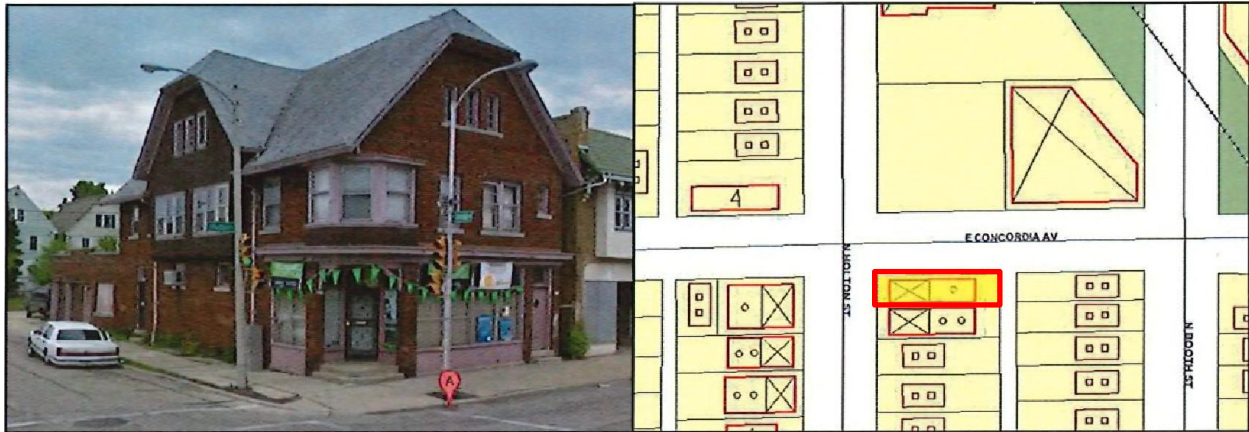
June 16, 2026

RESPONSIBLE STAFF

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

PARCEL ADDRESS AND DESCRIPTION

3276-78 North Holton Street (the "Property") consists of a 3,600 square foot mixed-use building situated on a 4,200 square foot lot. The Property is zoned LB2 or Local Business and was acquired through property tax foreclosure in September, 2014. The building which was constructed in 1921, is located within the Riverwest Neighborhood and the Riverworks Industrial Center, and is situated within Business Improvement Districts No. 25 and No. 36.



City Property - Looking Southeast

BUYER AND PROJECT DESCRIPTION

Home Hab Ltd. Co., led by Calvin Martin, aims to play a key role in Milwaukee's home renovation efforts by providing quality contracting services for ACTS Housing and Revitalize Milwaukee. The company renovates about 20 homes each year and plans to expand its impact by teaching practical trade skills through hands-on remodeling projects. It also plans to offer maintenance classes to help homeowners care for their homes and reduce long-term repair costs.

Home Hab Ltd. Co. is committed to supporting affordable housing and workforce development in underserved Milwaukee communities. The company plans to hire 10–15 full-time employees and 5–10 part-time workers from the local community, providing them with training in basic construction and remodeling skills.

The commercial space will be white-boxed and renovated on the main level to create retail space for Shannon'A'gans 10:31, LLC for the purpose of operating a café and

community gathering space. This is a women-owned business that will provide fresh soups, salads, sandwiches, pastries, fruit, coffee and other food and beverage offerings. "The goal is to attract businesses that meet community needs, such as a bakery, or to grab a light lunch and a place intended to serve the surrounding neighborhood while creating a welcoming environment for residents, workers and visitors alike," said Shannon Mixon.

As the housing component grows, the Buyer plans to expand its workforce in order to create more opportunities and support the City's mission of increasing affordable housing options for Milwaukee residents. Mr. Martin believes this property is an ideal location for these operations because it places the business closer to its corporate partner, provides convenient access to the freeway system for more efficient travel to job sites, and is located near The Home Depot, a key supplier of building materials. Proximity to these resources will help the business operate more efficiently and support its goal of renovating and restoring more of Milwaukee's housing stock.

The Buyer, also plans to renovate the upper-level unit for personal use, as he expects to spend a significant amount of time in Milwaukee. Mr. Martin envisions a "New York loft-style" design for the apartment, preserving as much of the exposed brick as possible while maintaining the existing window and door dimensions. Updates will focus on creating a clean, modern appearance while preserving the building's character. The renovation will also include cleaning and repairing the building façade, as well as updating all electrical, plumbing, and HVAC systems.

The garage and warehouse space adjacent to the retail area will serve as Home Hab Ltd. Co.'s Milwaukee office and training facility. The space will be used to support employee development and provide training opportunities for student trainees participating in programs with Revitalize Milwaukee.

Mr. Martin said, "Our goal is for this building to truly be a place that benefits and helps the neighborhood," and that "We want a place that is inviting to the community, both on the inside and well as the outside."

The building façade will undergo minor improvements, including power washing of the exterior brick, installation of new gutters and downspouts, repainting and touch-up work on window trim as needed, and the addition of security cameras. The Buyer will also evaluate the condition of the roof to determine whether replacement is necessary.

Once the interior and exterior renovations are complete, the Buyer plans to install new business signage. The Buyer also intends to pursue a City Storefront Activation grant to assist with a portion of the exterior improvement costs.

The estimated renovation budget is approximately \$95,000 and much of the work will be done by the buyer, who is a licensed contractor. Mr. Martin will provide "sweat equity" on the project to keep costs manageable. The Buyer also has a pre-approval letter from People's Bank to assist with funding needs for the project.

PURCHASE TERMS AND CONDITIONS

The purchase price is **\$60,000**. At Closing, Buyer shall also provide to the City a **\$5,000 performance deposit** to hold ensuring timely completion of the Project.

The conveyance will be on an "As Is, Where Is" basis. The deed of conveyance will contain a restriction prohibiting the Buyer or its successors from applying to the City for tax-exempt property status. At Closing, subtracted from the sale proceeds and retained by the City of Milwaukee 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
Addresses: 3276-78 North Holton Street

The Commissioner's assessment of the market value of the properties.	3276-78 North Holton Street ("City Property") is a mixed-use building acquired by the City through property-tax foreclosure on April 6, 2021. The Property will be sold "As Is, Where Is," without any guarantees. The Property is zoned LB2 or Local Business. The building has considerable interior deferred maintenance. The purchase price for the Property is \$60,000 .
Full description of the development project.	The Buyer will renovate the upstairs apartment for use as personal space. The commercial unit will first be "white boxed" and renovated for a woman-owned business for the purpose of operating a café and community gathering space.
Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.	The exterior façade will see minor improvements to include power washing the exterior, new gutters and downspouts and installing security cameras. The interior will receive upgrades such as electrical, plumbing, flooring, painting and window and door replacements. Once the interior and exterior upgrades have been completed, signage for a new business will be installed.
Developer's development project history.	Home Hab Ltd. Co., will be owned by Calvin J. Martin. The Buyer contracts with ACTS Housing and Revitalize Milwaukee on renovation of houses to provide quality affordable homes to potential home buyers in Milwaukee. The Buyer does about 20 home remodels a year.
Capital structure of the project, including sources, terms and rights for all project funding.	The estimated renovation budget is approximately \$95,000 and some of the work will include the Buyer's "sweat equity." Mr. Martin also anticipates applying for the Commercial Corridor Team's Storefront Activation grant to assist with the commercial space to attract retail operators.
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 North Holton Street, in the 6th Aldermanic District.

<p>Tax consequences of the project for the City of Milwaukee.</p>	<p>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. Buyer could lose performance deposit for non-compliance of the project.</p>
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