

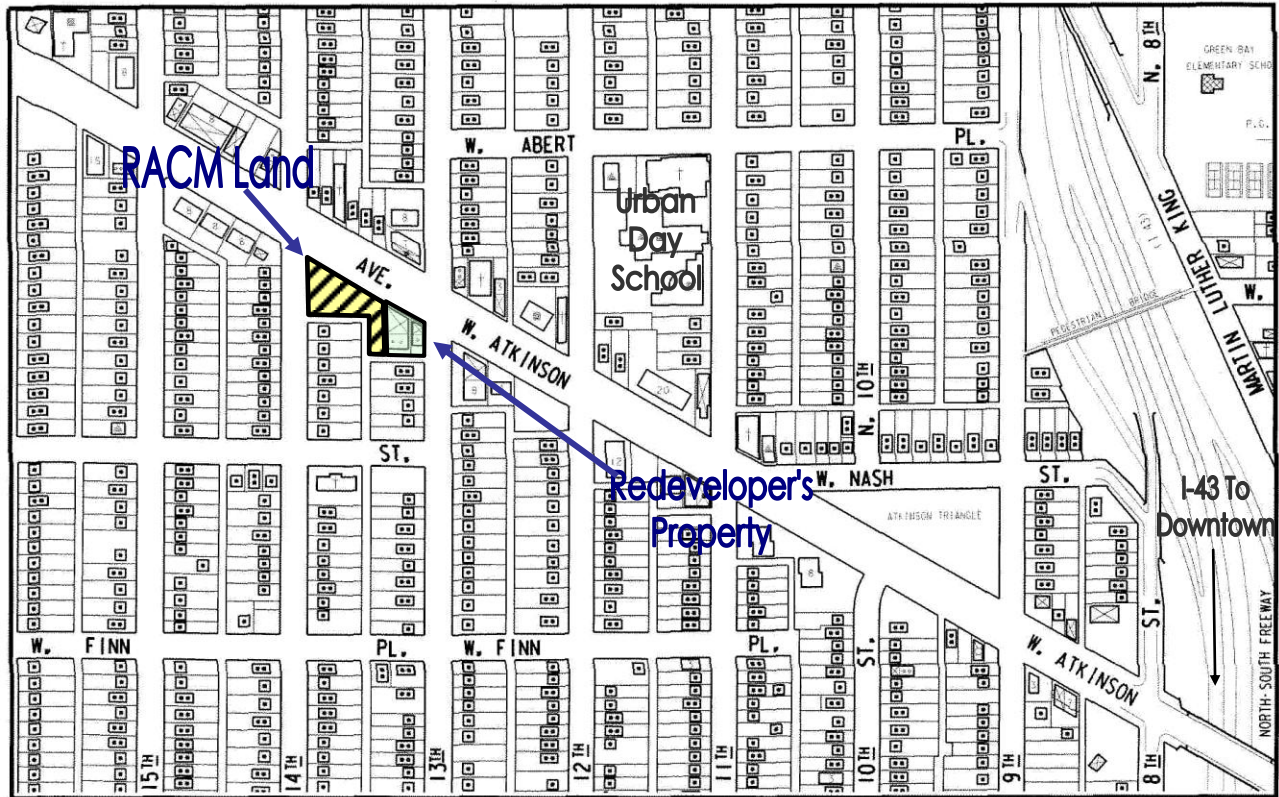
**LAND DISPOSITION REPORT
REDEVELOPMENT AUTHORITY
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

RESPONSIBLE STAFF

Matthew Haessly, Real Estate Section (286-5736)

REDEVELOPMENT PROJECT

Blight Elimination/13th and Atkinson. The properties were acquired in 1990 as spot acquisitions using Block Grant funds to eliminate blight on the south side of Atkinson Avenue between 13th and 14th.



REDEVELOPER

Charnjit Kaur. Ms. Kaur has owned and operated the adjacent convenience store at 1301 West Atkinson Avenue for four years. She also owns the mixed-use building at 1307-11 West Atkinson.

PARCEL ADDRESSES AND DESCRIPTION

1317-25, 1329-33 and 1337 West Atkinson Avenue: The three contiguous vacant lots with a combined area of approximately 17,741 SF. The properties have an irregular shape, but site utility will improve when the parcels are assembled with Redeveloper's adjacent properties to create a 27,284 SF development site.

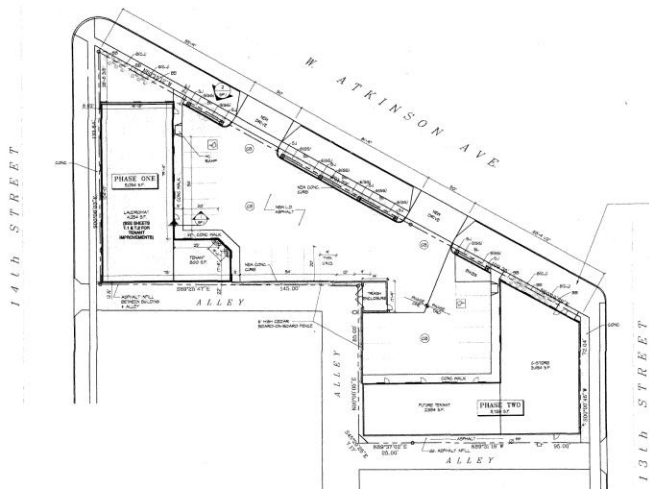
A portion of the property was previously occupied by a gasoline station. Phase II testing revealed low-level soil impacts at shallow depth. A closure plan based on the proposed development needs to be prepared by the Redeveloper.

PROPOSED REDEVELOPMENT

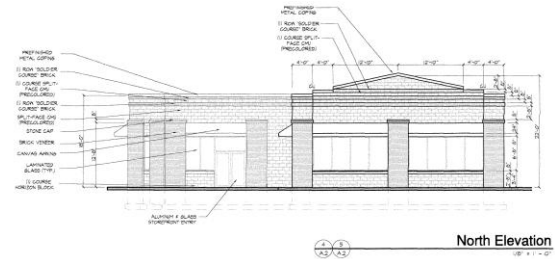
Phase I of the project will consist of a 5,800 SF building on the western portion of the site that will contain a 5,000 SF foot laudromat and an 800 square foot restaurant that will be operated by Ms. Kaur. Phase II will entail razing 1301-17 West Atkinson and constructing a 3,400 SF convenience store and 2,300 SF of retail space. T.L. Reese Construction is the general contractor for Phase I. The estimated total project cost is \$1,600,000. The Redeveloper will comply with the Authority's Emerging Business Enterprise policy of 18% participation. City and Redevelopment Authority officials

are authorized to execute a best efforts EBE agreement without additional approvals.

Preliminary Site Plan



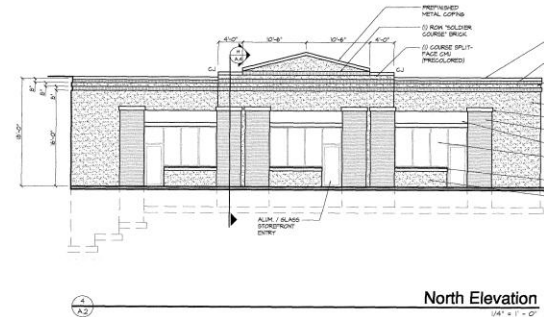
Phase I Elevation



Phase II Elevation along Atkinson



Phase II Elevation in Rear



OPTION TERMS AND CONDITIONS

The purchase price is \$50,000, or approximately \$2.82 per square foot of land area. The Redeveloper has reviewed the environmental data and has agreed to purchase the properties in "as is, where is" condition. The Redeveloper will be responsible for applying for case closure to WDNR.

The base option term is six months to enable Redeveloper to complete building plans and obtaining firm financing and/or equity. A \$1,250.00 Option Fee is required and shall be credited toward the purchase price if Redeveloper closes within the initial option period. The option may be extended by the Executive Director for two three-month periods upon submission of a satisfactory written progress report and a \$500 renewal fee for each request. An Agreement for Sale and a \$5,000 Performance Deposit will be required at closing to guarantee satisfactory completion of the improvements. A 25% development fee will be paid to the Redevelopment Authority and the remaining net sale proceeds will be returned to the Block Grant office.

PAST ACTIONS

The Redevelopment Authority held a public hearing on September 21, 2006, 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.