

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

**DATE**

June 14, 2016

**RESPONSIBLE STAFF**

Rhonda Szallai, Real Estate Specialist, DCD

**PARCEL ADDRESS AND DESCRIPTION**

500 East Center Street (the "Property"): The Property was originally the Holton State Bank building built in 1927 with 7,980 SF on a 20,520 SF lot. It was remodeled in 1990 and utilized as Milwaukee Public Schools Centro del Nino Head Start Program. The Property has been vacant since 2005 and was declared surplus in 2014.





#### **BUYER**

Right Step Inc. and its CEO Rebecca Fitch (the “Buyer”) propose to do minor interior renovations to the Property in order to utilize it for a branch of the Right Step School. Right Step was established in 2007 as a Milwaukee Choice School and follows a military program curriculum. The school serves grades 5-12 and works with youth displaying at-risk behavior. The school currently operates in leased space at 8684 North 76<sup>th</sup> Street.

#### **PROJECT DESCRIPTION**

The Buyer proposes to renovate the existing building and site to accommodate an all-male military-based program of approximately 125-150 students.

The Buyer understands that the proposed project may require certain City approvals (BOZA) in addition to the approval of this Land Disposition Report. Closing of the sale is contingent upon the Buyer obtaining all necessary approvals, financing and DCD approval of the final building elevations and landscaping plan. BOZA will hear the school’s application for a special use permit on July 28, 2016.

The estimated improvement cost for the Property is \$75,000.

#### **PURCHASE TERMS AND CONDITIONS**

The purchase price is the appraised value of \$223,000. The conveyance will be on an “as is, where is” basis, including all environmental and geotechnical conditions, if any. The deed of conveyance will contain a Reversionary Clause consistent with Section 119.61(4)(c)(5)(b), Wisconsin Statutes, requiring that the Buyer complete the renovations and occupy the Property within 24 months. At closing, sale expenses (appraisal cost) will be subtracted from the sale proceeds. The remaining sale proceeds shall be deposited in the Milwaukee Public Schools Operations Fund.