

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

**DATE**

May 8, 2001

**PROJECT**

West North Avenue-North Teutonia Avenue.

**REDEVELOPER**

YMCA of Metropolitan Milwaukee, Inc. Jack Lund is President and CEO.

**PARCEL ADDRESS & DESCRIPTION**

2301 North Teutonia Avenue: A 4.32-acre parcel of vacant land at the Northwest corner of North and Teutonia Avenues. The site has a number of environmental challenges due to past uses as that generated hazardous discharges. The site has been tested extensively since 1991 and RACM has invested over \$225,000 in testing and preliminary remediation activities.

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**PROPOSED REUSE**

Development of a multi-purpose building containing a YMCA's Youth Leadership Academy Charter School, the new Northside Branch YMCA and a YMCA Childcare Center. The school, chartered by the University of Wisconsin-Milwaukee, will offer a curriculum that focuses on basic education skills directed primarily to young African Americans. The school is expected to serve about 425 students – both male and female – in its first year in grades K to 5. One grade will then be added annually so as to become a K-8 school by 2005 with a capacity for 650 students.

The building is being designed by the Uihlein Wilson firm and is expected to contain approximately 100,000 square feet of gross area at a cost of approximately \$12 million. The complex is expected to be complete by August 2002.

**OPTION TERMS AND CONDITIONS**

The purchase price is \$375,000, or about \$2.00 per square foot of land area. The YMCA, however, will receive a credit at closing for the estimated remaining remediation costs of \$175,000 and \$200,000 in consideration of its razing the existing North Central Branch and to make the land available from housing development through the YMCA's WAICO Housing Initiative in cooperation with the City of Milwaukee and the Wisconsin Housing and Economic Development Authority (WHEDA). Redeveloper will assume responsibility for implementing the remediation action plan that was prepared by the Authority's environmental consultant, Arcadis/Geraghty & Miller.

The option term will be for six months to enable the YMCA to complete its fundraising activities and complete building plans. The option may be extended by the Executive Director for two three-month periods upon submission of a satisfactory written progress report and a \$250 renewal fee for each request. A \$4,000 Option Fee is required to be submitted with its Option to Purchase and shall be credited toward the purchase price at closing. In addition, a \$10,000 Performance Deposit will be required at closing to guarantee satisfactory completion of the improvements.



In addition to the aforestated terms, the sale will be further conditioned as required in the Redevelopment Authority resolution adopted on May 17, 2001, and in the Option to Purchase submitted by Redeveloper.

**PAST ACTIONS**

The Redevelopment Authority held a public hearing on May 17, 2001, 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

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