

Request for Proposals - Commercial Property
2673-79 North Martin Luther King Jr. Drive
Bronzeville / Historic King Drive



2673-79 N. Martin Luther King Jr. Drive

LISTING PRICE: \$10,000

Building: 11,160 SF constructed in 1889 with addition in 1906
Lot Area: 6,945 SF
Zoning: LB2, Local Business
Historic: **Locally designated only.** City of Milwaukee Historic Preservation Commission requires all significant historic features to be preserved and restored. Photographs, historic designation report, and environmental data on website at www.city.milwaukee.gov/CRE

BUYER DEVELOPMENT OBLIGATIONS:

- Obtain restoration and preservation plan approval (Certificate of Appropriateness "COA") from Historic Preservation Commission ("HPC").
- Restore building in a timely manner and in accordance with the Historic Designation Study Report for the Hummel/Uihlein Building preservation guidelines (see guidelines link at milwaukee.gov/CRE).
- See the "Good for Business guide for renovating the exteriors of older commercial buildings." (see guidelines link at milwaukee.gov/CRE)

POTENTIAL COMMERCIAL USES:

- Restaurant, retail, office, business, multi-family with first floor commercial, etc.

NOTE: Property must be taxable and some uses may need BOZA approval
Proposals will not be accepted for the following uses: Parking lot, pawn shop, cigarette or cigar shop, gun shop, tavern, liquor store, check cashing, payday or auto-title loan store, medical service facility or other uses prohibited by zoning.

POTENTIAL RESOURCES

- **Historic Infrastructure Preservation Fund – Up to \$50,000**
- **Milwaukee's Business Toolbox:** city.milwaukee.gov/DCD/BusinessToolbox

CITY SALE CONDITIONS:

- Submittals evaluated based on **the attached Scoring Rubric** at the end of this RFP. Please include with your submission: a detailed scope of work to renovate and restore the building in accordance with Historic Preservation Guidelines, experience or development team experience restoring historically designated buildings, impact on the business community and adjoining neighborhood, extent & ability to renovate and preserve the building, contribution to tax base and financial viability.
- Acceptance contingent on Common Council approval. Earnest money may be required within 10 days of approval. Uses requiring City licenses will have concurrent Council consideration with the sale authorization; BOZA approval will be obtained prior to Common Council action. Start-up businesses are encouraged to submit a business plan.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval at www.milwaukee.gov/CommercialBuildings
- Conveyance will be "as is, where is" by quit claim deed subject to restrictive covenants for performance, prohibitions for tax exemption and a performance deposit of \$5,000. The performance deposit will be returned to the buyer upon the complete renovation, in accordance with and approval from the historic preservation department, and issuance of a certificate of occupancy.
- Buyer must sign historic preservation easement at closing.

CITY SALE CONDITIONS, CONTINUED:

- Closing contingent on firm financing, DCD and HPC-COA approval of building plans and site plans.
- Buyers must not violate City Buyer Policies. See website at milwaukee.gov/CRE
- Renovation must be complete **within twenty-four months** following closing.
- Buyer to provide DCD with a copy of the Certificate of Occupancy when renovations are completed.

SHOWINGS: PLEASE NOTE: Most of the building, including the basement and second floor are not accessible for viewing.

Buyer should assume all systems and mechanicals need to be replaced.

The Property will be open for inspection by appointment ONLY. Once a showing is scheduled, wear proper footwear for a construction site and bring a flashlight. **Anyone viewing the premises will need to sign a waiver upon arrival at the showing.** The City suggests bringing a structural engineer and your contractors with you.

EVALUATION CRITERIA

Proposals will be evaluated by a DCD selected committee, and the Bronzeville Advisory Committee. Please **see the attached scoring rubric** for criteria upon which proposals will be evaluated.

REAL ESTATE BROKER FEES:

Buyer is not required to be represented by a Broker. The City does not have 2673 North Dr. Martin Luther King Jr. Drive (the "Property") listed with a real estate broker. The City is offering a \$1000.00 real estate broker fee to buyer's broker, if applicable. Any additional commission or fees that may be owed by the buyer to the Broker is the Buyer's exclusive responsibility. Seller shall not pay any broker commission if Buyer and Broker are same or related in any manner.

SUBMITTAL:

- 1) Completed "Proposal Summary" on the form available at www.city.milwaukee.gov/CRE
- 2) Provide a detailed Scope of Work for preservation and renovation including a scaled rendering of the building identifying exterior building materials and site plan.
- 3) Provide a preservation and renovation plan/strategy.
- 4) Complete Sections 2 and 3 of the Bronzeville Advisory Committee RFP Submittal Form attached.
- 5) Include a list of all properties the Buyer or Buyers have an ownership interest in located in the City of Milwaukee

Proposals will be accepted on a continuous basis. Submit your Proposal via email to Rhonda.Szallai@milwaukee.gov. **Unauthorized contact with other staff or City Officials regarding this Request for Proposals can result in disqualification.**

CONTACT: Rhonda Szallai, Department of City Development, (414)286-5674 or Rhonda.Szallai@milwaukee.gov

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals. The City of Milwaukee Department of City Development and Redevelopment Authority of the City of Milwaukee reserves the right to reject any proposal for any reason, including no reason.

Respondents must complete sections 2 and 3.

Sections 4 and 5 are for internal use only.

1. Property Information (each item may not be applicable)

Property Address or Addresses	2673-79 North Dr. Martin Luther King Jr. Drive
Description of Property Type	Commercial
Current Zoning	LB2
Definition of Current Zoning	Local Business
Description of Property Condition	Very distressed

2. General Proposal Information (each item may not be applicable)

	Proposal
Company Name	
Company member names	
Offer Price	
Contingencies	
Known Licenses or Zoning Change Requirements	
Proposed Use of Property	
Estimated Completion Date from Proposal	
Developer Team Projects in Progress or Pending (incomplete)	
Project Budget (Site investment / Future tax base)	
Financial Viability of Project based on Budget and Plan Provided	
Parking Included in Project or Plan for Additional Parking	
Job Creation	
DCD Background Check Results	

ADDITIONAL COMMENTS:

3. Experience of the Development Team (each item may not be applicable)

	Proposal
Developer Team Experience	
Developer Team Completed Past Projects	
Developer Team Experience with City/RACM Projects	
Does Project Require Historical Renovation?	
Developer Historical Renovation Experience	
Does Project use Tax Credit financing?	
Developer Tax Credit Experience	

ADDITIONAL COMMENTS:

Date of Review:

4. Bronzeville Advisory Committee Submittal Evaluation (each item may not be applicable)

FOR COMPLETION ONLY BY STAFF AND COMMITTEE

	Proposal
Desirability of Proposed use	
Impact on the Neighborhood	
Quality and Appropriateness of Business Plan	FOR COMMITTEE
Extent and Quality of Renovations	
Appropriateness of Site Plan and Elevations	USE ONLY
Scope of Work – Appropriate for Project	
Consistency with neighborhood plan or plans, if any	
Quality and appropriateness of Parking plan	

5. Bronzeville Advisory Committee Submittal Evaluation - Additional Criteria (each item may not be applicable)

FOR COMPLETION ONLY BY THE COMMITTEE

On a scale of 1-10 with 1 being strongly disagree, 5 being neutral, and 10 being strongly agree, please rate each of the following:

	Proposal
Local community representation and/or inclusion in design, leadership, operations, and utilization of a project	
Influence of Bronzeville arts, culture, and entertainment elements creatively in a project	FOR COMMITTEE
Buyer/Developer outreach and community meetings, and engagement with area stakeholders	
How does the project incorporate the identity of Bronzeville?	USE ONLY
Does the construction portion feature companies that meet or exceed their SBE/RPP requirements?	

COMMENTS:
