

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

**DATE**

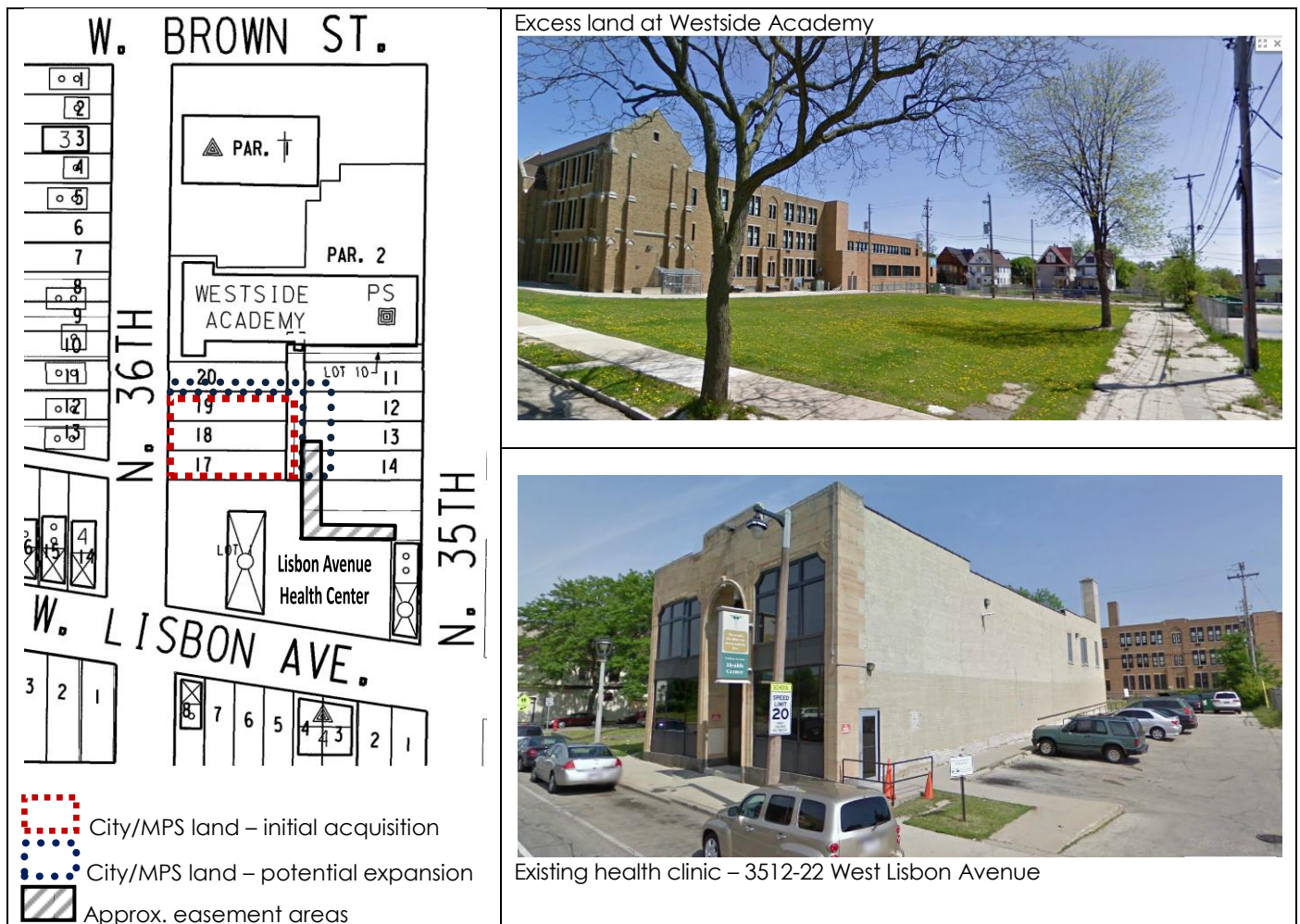
July 16, 2013

**RESPONSIBLE STAFF**

Gina Spang, Director, MPS Facilities & Maintenance Services and Elaine Miller, Real Estate Manager

**BUYER**

Progressive Community Health Center, Inc. ("PCHC" and formerly Westside Healthcare Association, Inc.), operator of the Lisbon Avenue Health Center at 3522 West Lisbon Avenue. A smaller clinic is located in HACM's Hillside development. PCHC is a federally qualified health center founded in 1999 that offers primary care, chronic disease management, pediatric, women's health, financial counseling and case management services. The Lisbon clinic also houses PCHC's asthma and dental clinics and provides obstetric and gynecological services. Jenni Sevenich is the Chief Executive Officer.



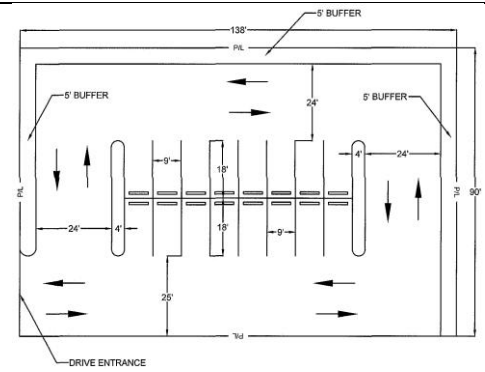
**CITY PROPERTY & PROPOSED CONVEYANCE**

1920 North 36<sup>th</sup> Street: A 90' by 138' parcel, or 12,420 SF, of excess MPS land. The property was not developed for parking or a playground when MPS expanded the Westside Academy. Additional undeveloped areas along the north and east property line may be conveyed at a future date after a property survey or certified survey map are prepared.

The Milwaukee Board of School Directors approved the conveyance and easements on February 28, 2013.

## PROPOSED REDEVELOPMENT

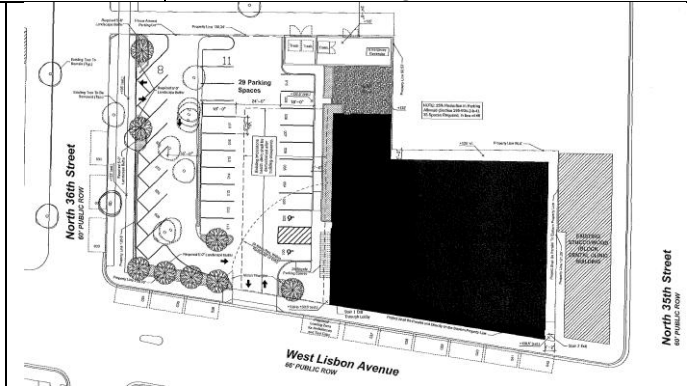
Construction of additional parking to support expansion of the existing clinic. The current clinic would be replaced by a 42,000 SF modern health facility adjacent to the current clinic. PCHC will nearly double capacity allowing it to expand its current services by providing a community health education center, nutrition counseling and specialty care access in the expanded facilities. Future plans include integrated behavioral health services, radiology and mammography. Upon construction of the new facility, the existing clinic will be demolished and a parking lot developed immediately west of the building. This lot will then be expanded on the surplus MPS land upon completion of fundraising activities.



Preliminary Parking Expansion Plan



Expansion Rendering – Looking NE across Lisbon



Initial Expansion Site Plan

Estimated costs for the building expansion and initial parking lot are approximately \$11 million and fundraising is 70 percent complete. Financing, including New Markets Tax Credits, is currently being pursued. Additional fundraising will be conducted for the parking lot expansion.

## CONVEYANCE TERMS

The purchase price is \$1.00 as authorized by the Milwaukee Board of School Directors. The below-market price was approved because of the ongoing relationship between MPS and PCHC to provide health services to Westside students and their families. The expansion of the clinic will allow PCHC to increase the number of MPS students and families that are served. The minimal price will help ensure the financial viability of the clinic expansion. Prior to conveyance, the City and PCHC will enter into a Purchase & Sale Agreement to outline the conveyance terms and development schedule. Conveyance will be by quit claim deed executed by MPS and City officials on an “as is, where is” basis. PCHC will conduct its own environmental and geotechnical investigations prior to conveyance.

Upon refinement of the parking lot expansion plan, PCHC may need additional land from MPS along the north and east of the property to be immediately conveyed. Additional survey work and administrative adjustment of the zoning boundary would be required prior to any conveyance. Such conveyance was authorized by MPS and may be done without additional Common Council action.

## PROPOSED EASEMENTS

The MPS and City actions also provide for two easements to help construction. A permanent “No Build Easement” approximately 10 feet in width will allow PCHC construction to the north property line. State Building Code requires a 10-foot setback from a property line for fire code purposes. Because future construction is unlikely on the MPS parking lot, the permanent easement will not adversely affect the Westside property. In addition, MPS authorized a temporary easement for construction access and staging on its parking lot. Arrangements will be made for relocated parking for Westside staff.

## FUTURE ACTIONS

Upon Common Council approval, a Purchase & Sale Agreement will be negotiated and executed with PCHC. The easements will be executed immediately to allow construction to begin.