

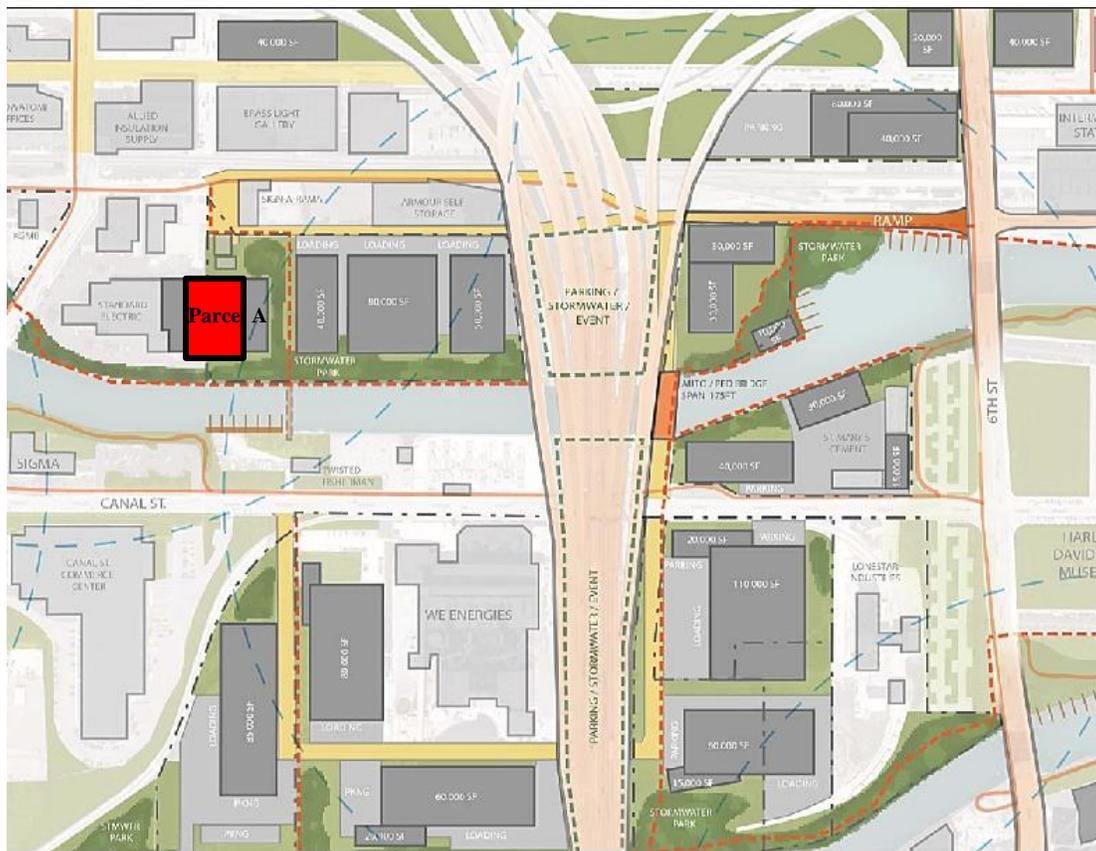
**LAND DISPOSITION REPORT  
REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE  
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

**DATE**  
March 19, 2015

**RESPONSIBLE STAFF**  
Dave Misky (286-8682), Assistant Executive Director-RACM

**REDEVELOPMENT PROJECT AREA**

Menomonee Valley J Redevelopment Project Area: The Redevelopment Authority ("Authority") acquired approximately 12 acres in the Menomonee Valley in November 2010 from the Wisconsin Department of Transportation. The 12 acres included the properties at 260 North 12th Street and 825 West Hinman Street. Since acquisition, the Authority has been assisting DCD with drafting the Menomonee Valley Plan 2.0, including the reuse of these properties. In addition, the Authority has been looking at ways to prepare the area for redevelopment by assessing the environmental issues and making geotechnical improvements.



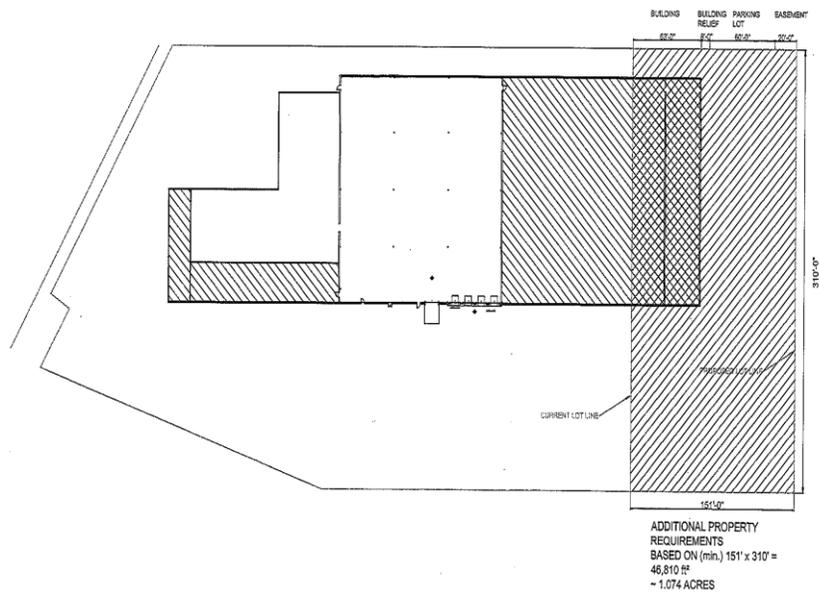
**REDEVELOPER**

Standard Electric Supply Co. supplies and distributes electrical components to the Midwest Region, and it has a corporate office and warehouse facility in the east end of the Menomonee Valley at 222 North Emmer Lane. Standard Electric's growth requires it to find additional space for its warehousing and office operations.

**PROJECT DESCRIPTION**

Approximately 1.0 acre located east of the current Standard Electric facility at 222 North Emmer Lane. The site will be developed with 15,000 square-foot office and 30,000 square-foot warehouse additions to the current facility. The estimated project cost is \$2.0 million and the Redeveloper will be required to enter into a Small Business Enterprise and Residents Preference Program Agreement. Standard Electric plans to begin construction in the summer of 2015 for occupancy at the end of 2015.

Standard Electric currently has 166 employees in its facility in Milwaukee. The company expects to add 24 employees after completion of the expansion, with space to add employees in the future. Hourly wages range from \$12.00 to \$40.00 per hour, depending on experience. Further, Standard Electric has excellent benefits, including health and life insurance, pension, 401(k) and tuition reimbursement.



**Conceptual Site Layout**

**OPTION TERMS AND CONDITIONS**

The purchase price shall be \$100,000 per useable acre. The option term will be for six months to enable the Redeveloper to complete due diligence, secure financing and finalize building plans. The option period may be extended by the Executive Director for two, three-month extension periods upon submission of a satisfactory written progress report and a \$250 renewal fee for each request. A \$10,000 Option Fee is required to be submitted with the 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.

Additional terms and conditions are identified in a Term Sheet.

**PAST ACTIONS**

The Redevelopment Authority held a public hearing on March 19, 2015, after which it conditionally accepted the Option to Purchase of the named Redeveloper.

**FUTURE ACTIONS**

Upon approval by the Common Council and any required approvals by regulatory bodies, Closing will occur once RACM staff has approved of the site and building plans, Redeveloper submits satisfactory evidence of financing and an approved subdivision plat and/or certified survey map of the site is complete.