

LAND DISPOSITION REPORT

COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

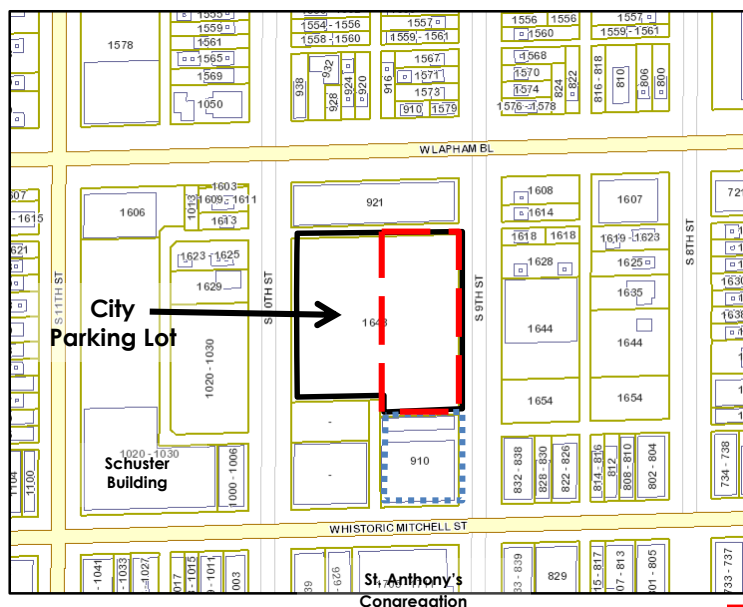
May 3, 2016

RESPONSIBLE STAFF

Amy Turim, Real Estate Development Services Manager (414-286-5732)

PARCEL ADDRESS AND DESCRIPTION

The eastern portion of the City-owned parking lot located at 1643 South 9th Street (the "Property"). The portion to be conveyed is 46,282 SF of the existing 92,131 SF lot. The Property is zoned LB2 or Local Business and is located within the Greater Mitchell Street Business Improvement District. The Property includes approximately 330 feet of frontage along South 9th Street.



EXISTING CITY-OWNED PARKING AREA "THE PROPERTY"



APPROXIMATE DEPICTION OF PROPERTY TO BE SOLD



NEW LIBRARY AND APARTMENT DEVELOPMENT SITE: ADAPTIVE REUSE OF EXISTING BUILDING "THE BUILDING"

BUYER

Mitchell Street Apartments, LLC, an affiliate of Gorman & Company, Inc., (the "Buyer").

PROJECT DESCRIPTION

The Buyer proposes to develop an existing building known as the Hills Building, located at 910 West Historic Mitchell Street (the "Building") into three condominium units that will include one unit to be a new public library and the second unit to be a rental apartment development. The third unit will be basement community space for tenants. The first floor condominium unit will be developed into a public library, under an agreement with the Milwaukee Public Library, a public library entity operated by its Board of Trustees. The Building is located in the Mitchell Street Historic District. The Buyer will renovate the Building exterior in accordance with historic preservation guidelines.

The Building will be the new location of the Forest Home Library, replacing the existing library location at 1432 West Forest Home Avenue. Pending City approval, as required, the library will be approximately 22,500 SF and will occupy the entire first floor of the Building, as well as a portion of both the basement and mezzanine levels of the Building. The upper floors of the Building will be redeveloped into approximately 60 market-rate apartment units, to be named the "Alexander Apartments." The apartments will be two-thirds one-bedroom units, expected to be leased for

\$1,100 per month. The remaining apartments will be two-bedroom units, to be leased for approximately \$1,300 per month.

The City-owned public parking lot, 1643 South 9th Street (the "Property"), is located north of and adjacent to the Building. The Property width spans from 9th Street to 10th Street. The Buyer has worked with the City to divide the Property into two parcels by certified survey map. The eastern portion of the Property will be conveyed to the Buyer. The Department of Public Works will improve both the City-owned parking lot parcel and the Buyer's parking lot parcel by grinding off up to two inches of the surface of the parking lots, resurfacing both lots with an asphalt and concrete mixture, and restriping the parking lots. A minimum of 40 parking spaces will be dedicated for library use. The estimated improvement cost for the improvements to the parking lots is \$210,000.




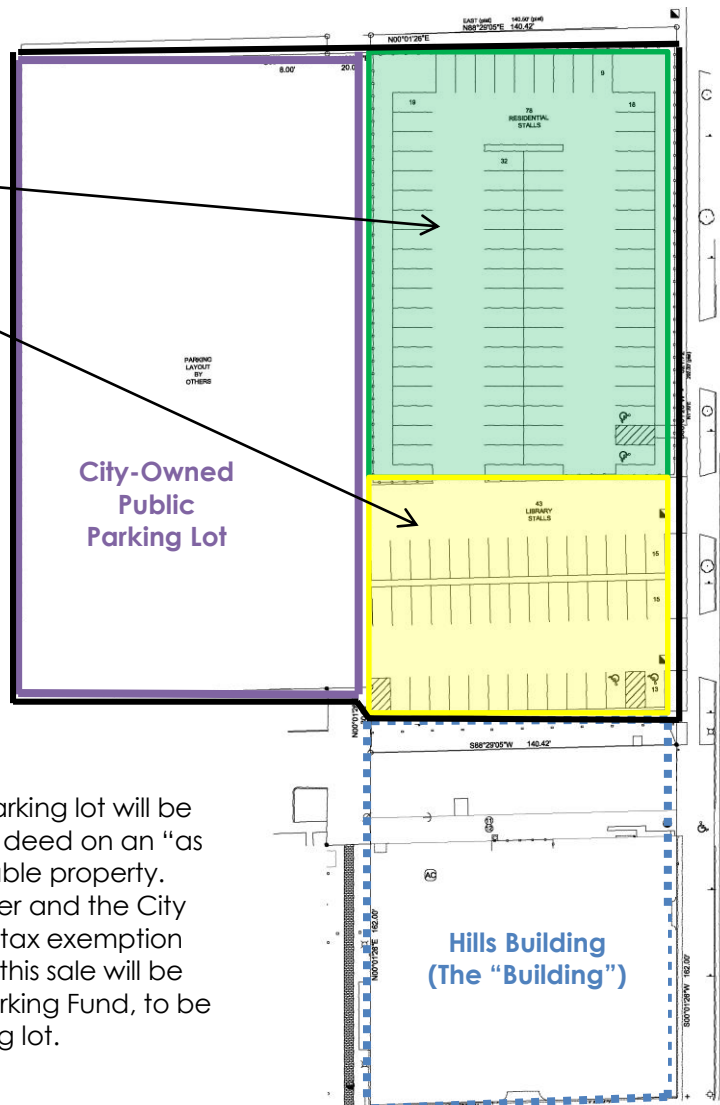
Above left: Parking area view, facing southwest from 9th Street. Building is 910 West Historic Mitchell Street. Above right: View of parking lot facing west from midblock on 9th Street.

Right: Buyer's draft parking lot design.

Green = Apartment Parking

Yellow = Library Parking

 = Parking Lots to be Improved



PURCHASE TERMS AND CONDITIONS

The purchase price for the east portion of the parking lot will be \$210,000. The conveyance will be by quit claim deed on an "as is, where is" basis. The Parcel will be sold as taxable property. The Development Agreement between the Buyer and the City will contain a PILOT Agreement should property tax exemption be applied for in the future. The proceeds from this sale will be deposited in the Department of Public Works Parking Fund, to be used for the project improvements to the parking lot.