

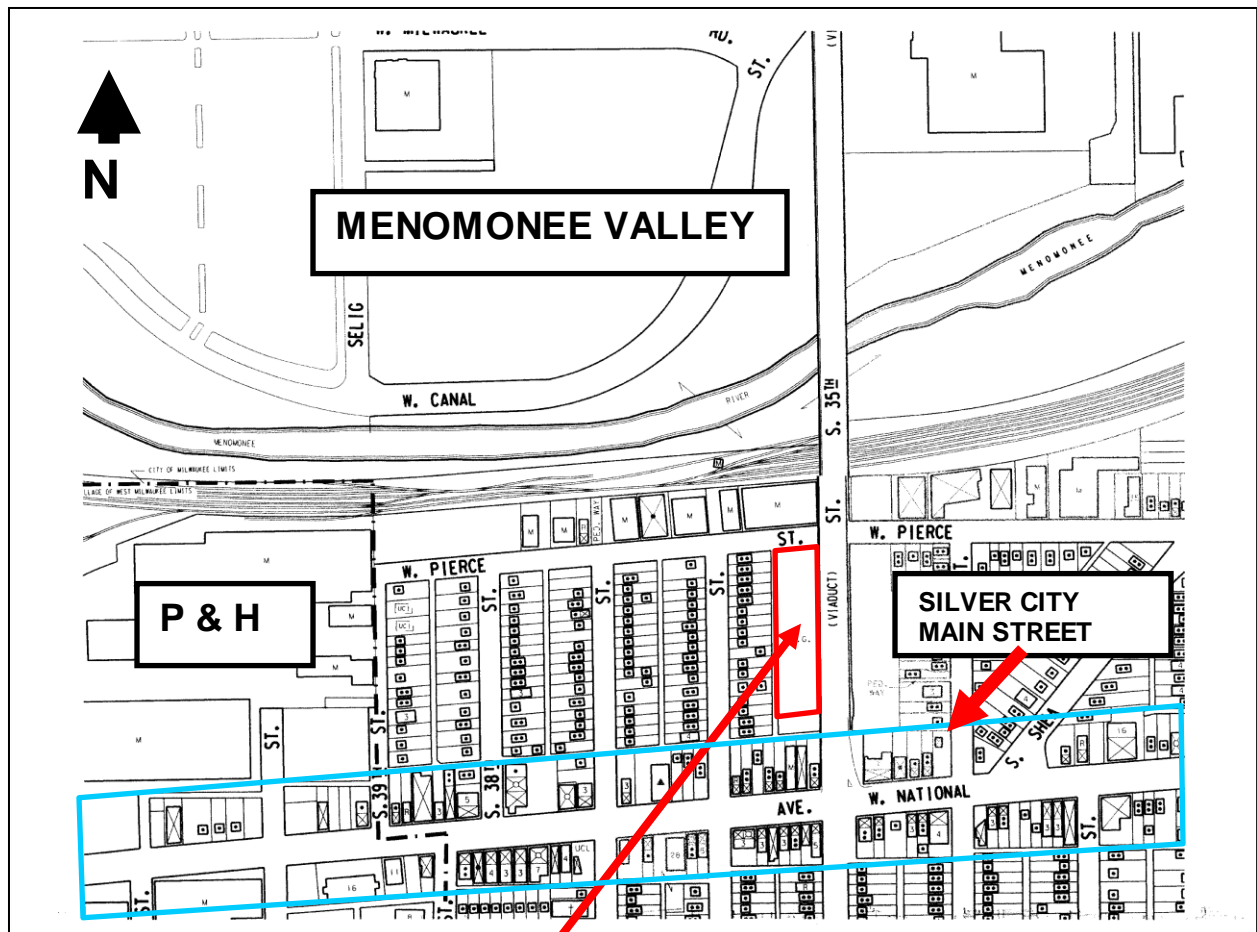
LAND DISPOSITION REPORT
COMMON COUNCIL OF THE CITY OF MILWAUKEE

RESPONSIBLE STAFF

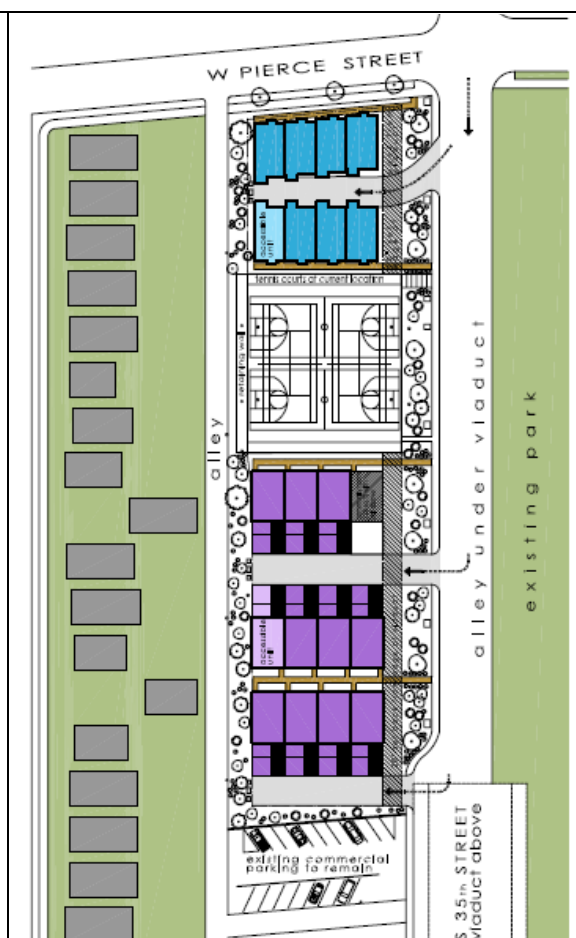
Yves LaPierre, Real Estate Section (286-5762)

PROPERTY

Part of 3507 West Pierce Street, a 54,516 SF parcel with 118 feet of frontage on West Pierce Street and 462 feet along the 35th Street viaduct. The portion to be sold is improved with an underutilized parking lot and basketball and tennis courts. The southernmost parking lot would remain for public use



VIEW OF PARCEL LOOKING NORTH



DEVELOPMENT SITE PLAN

BUYER

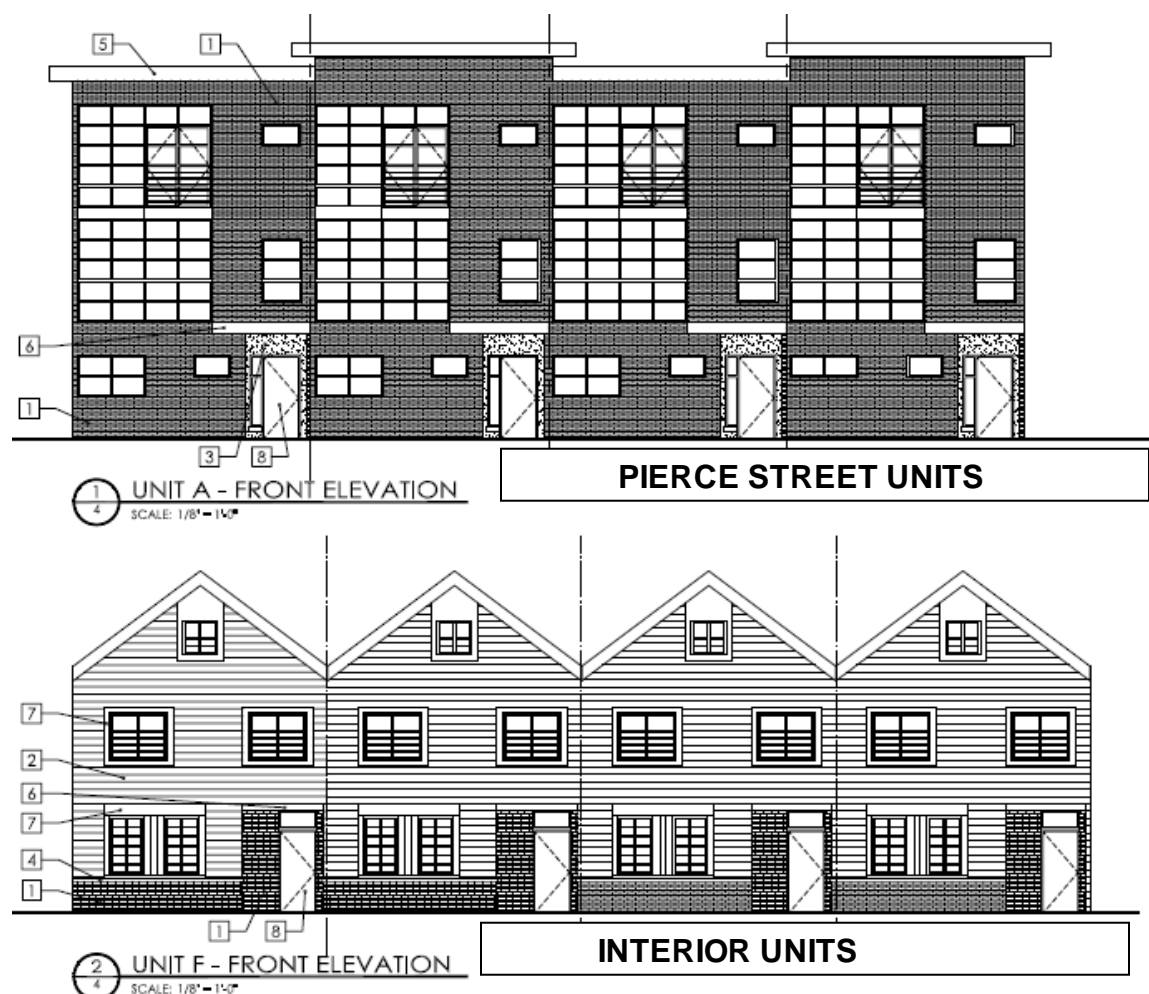
Layton Boulevard West Neighbors, Inc. ("LBWN"), a non-profit corporation that has been active in revitalizing and stabilizing the Layton Boulevard West neighborhood for over 12 years. The Executive Director is Charlotte John-Gomez. LBWN has leveraged over \$15,000,000 in neighborhood improvements. In 2006, LBWN acquired and renovated a mixed-use property at 3500 West National Ave that houses Mekato's Bakery and Café and two affordable rental units. LBWN will create a new Limited Liability Corporation to take ownership of the property.

PROJECT DESCRIPTION

A 20 unit affordable housing effort. Each townhouse will have three bedrooms, two bathrooms and a one car garage. One unit will be reserved for an on-site manager. Access will be from lower South 35th Street under the viaduct. No access will be built from the west alley that serves adjacent homes. Townhouses will be rented for \$400 to \$650 to appropriately sized households with incomes less than 60 percent of the county median income (CMI). Units are rent-to-own after the initial 15 year tax credit period.

The basketball and tennis courts will be rebuilt and incorporated into the housing development and an easement to the City will guarantee public access.

The total project costs are estimated at \$5,031,053. The project will be financed in part through federal housing tax credits from the Wisconsin Housing and Economic Development Authority ("WHEDA"). Tax credit applications are due to WHEDA in February 2009 and the developer needs to demonstrate site control for its application. Tax credit reservations will be awarded in April. Additional funding will be provided through conventional funding.



OPTION TERMS AND CONDITIONS

The property will be sold for \$10,000. Closing will occur once LBWN has final plans approved for permitting and financing in place, but no later than December 31, 2010. A \$1,000 performance deposit will be required to insure LBWN's satisfactory completion of this project. Construction will be expected to commence within one month of closing and the Buyer will have nine months to complete construction.

The total option period is for two years to allow multiple applications for WHEDA tax credits in the event the project does not receive a 2009 allocation. The base option is until February 15, 2009 to allow LBWN time to submit an application to WHEDA for the federal housing tax credits. When LBWN submits the application, the option will be automatically extended four months, or until WHEDA makes its initial allocation of tax credits. Upon award of the tax credit allocation, the option is automatically extended until December 31, 2009. If the Buyer requires additional time beyond December 31st to obtain financing or final plans, the Commissioner of DCD may extend the option for a six-month period upon submission of a \$500 non-refundable renewal fee and a satisfactory progress report on the project. If the project does not receive a 2009 allocation, the base option may be renewed until 2010 to allow a second WHEDA application. If the Buyer fails to make any required submissions to WHEDA, the option may be cancelled immediately by the Commissioner.