

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

**DATE**

April 19, 2018

**RESPONSIBLE STAFF**

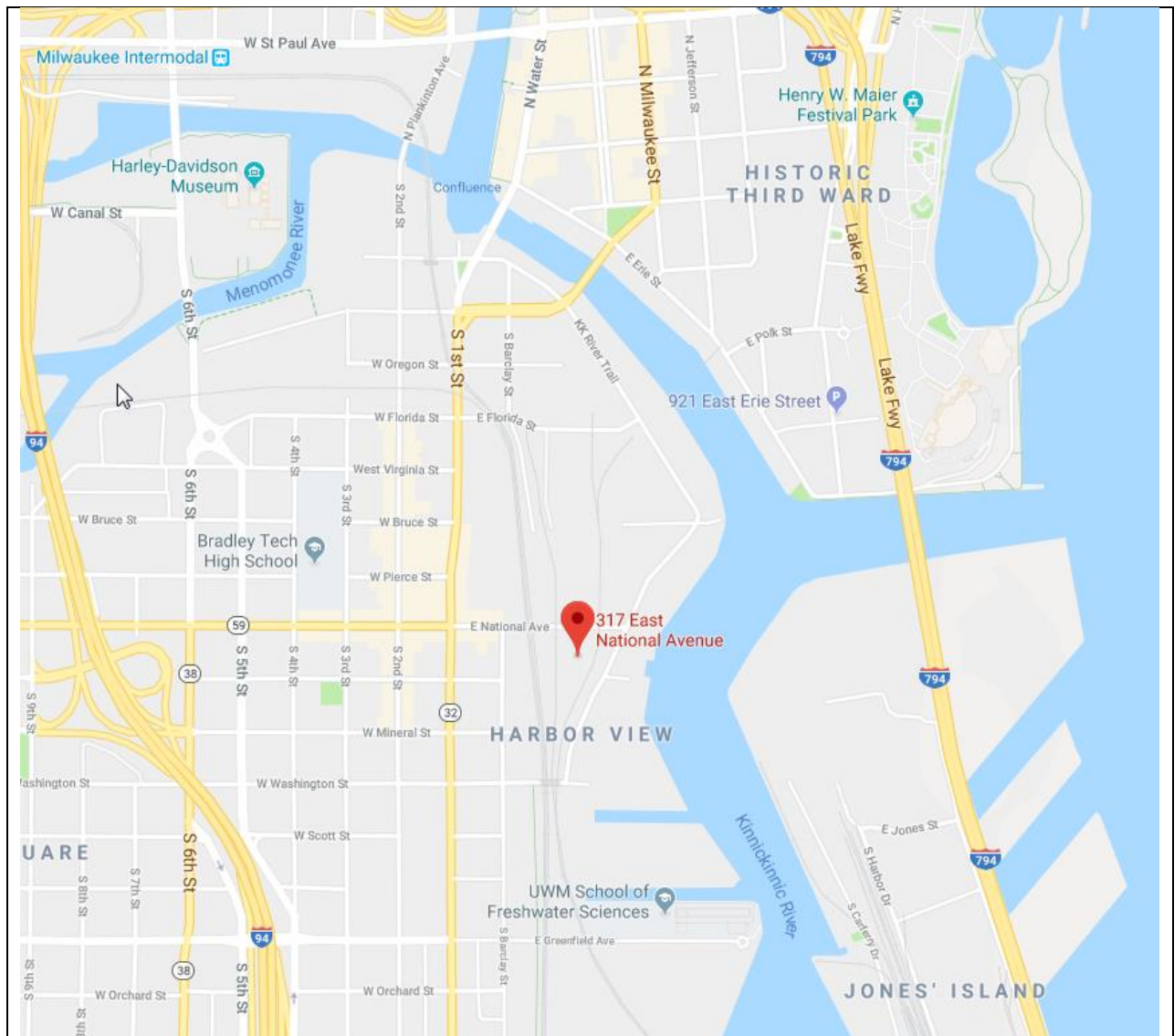
Yves LaPierre, Real Estate Specialist, DCD

**REDEVELOPMENT PROJECT AREA**

South Water Street – East National Avenue: A redevelopment district created in 1990 to eliminate blight and promote development in the Walker's Point – Harbor industrial area.

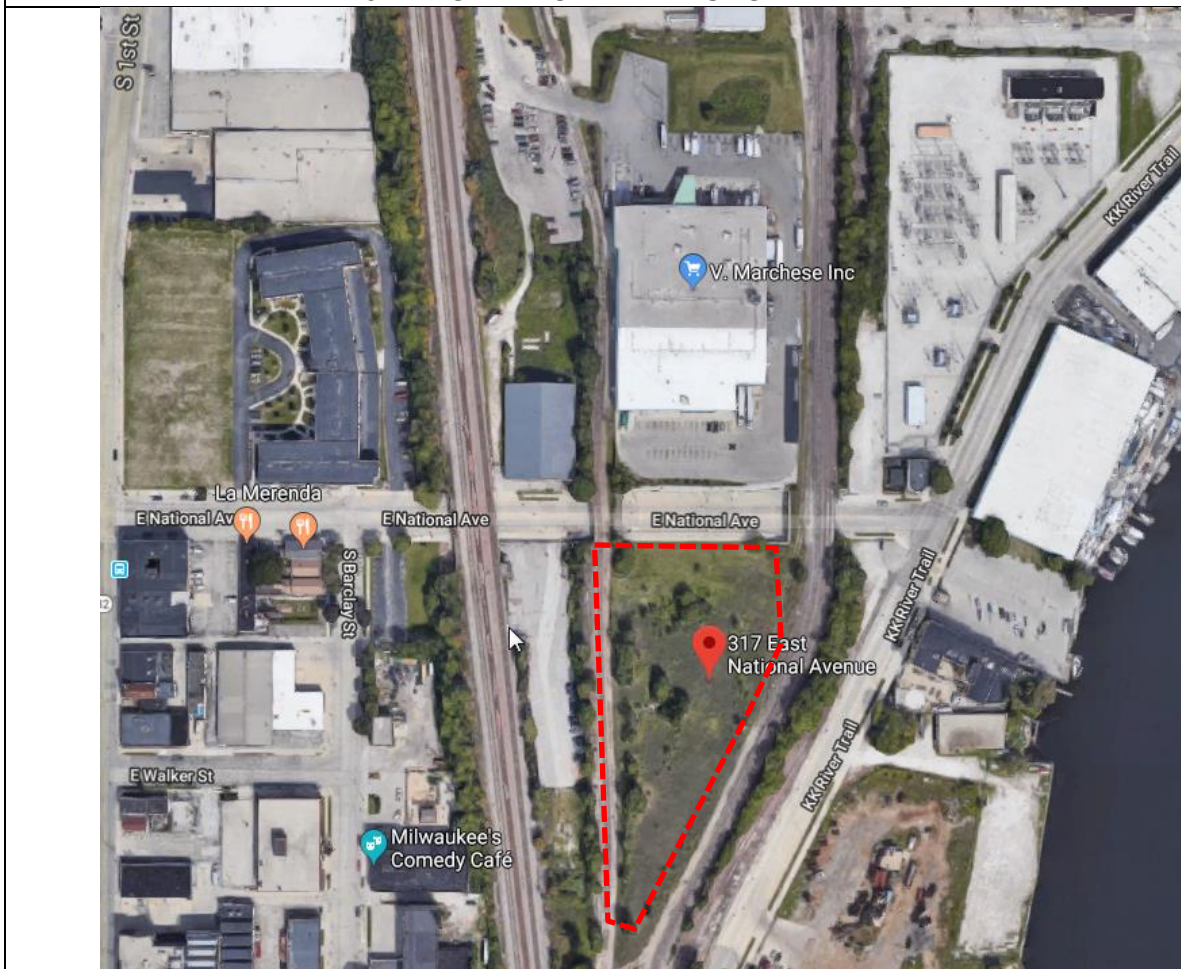
**PARCEL ADDRESS AND DESCRIPTION**

317 East National Avenue. The property has been owned by the Redevelopment Authority since 1994 and was acquired as part of the Authority's acquisition of the Florida Yards. Since that time, the Authority has sold portions of the Florida Yards to Usinger's and Marchese's. The property at 317 East National Avenue is bordered by rail lines and has a significant grade change from street level.





317 EAST NATIONAL AVENUE STREET VIEW

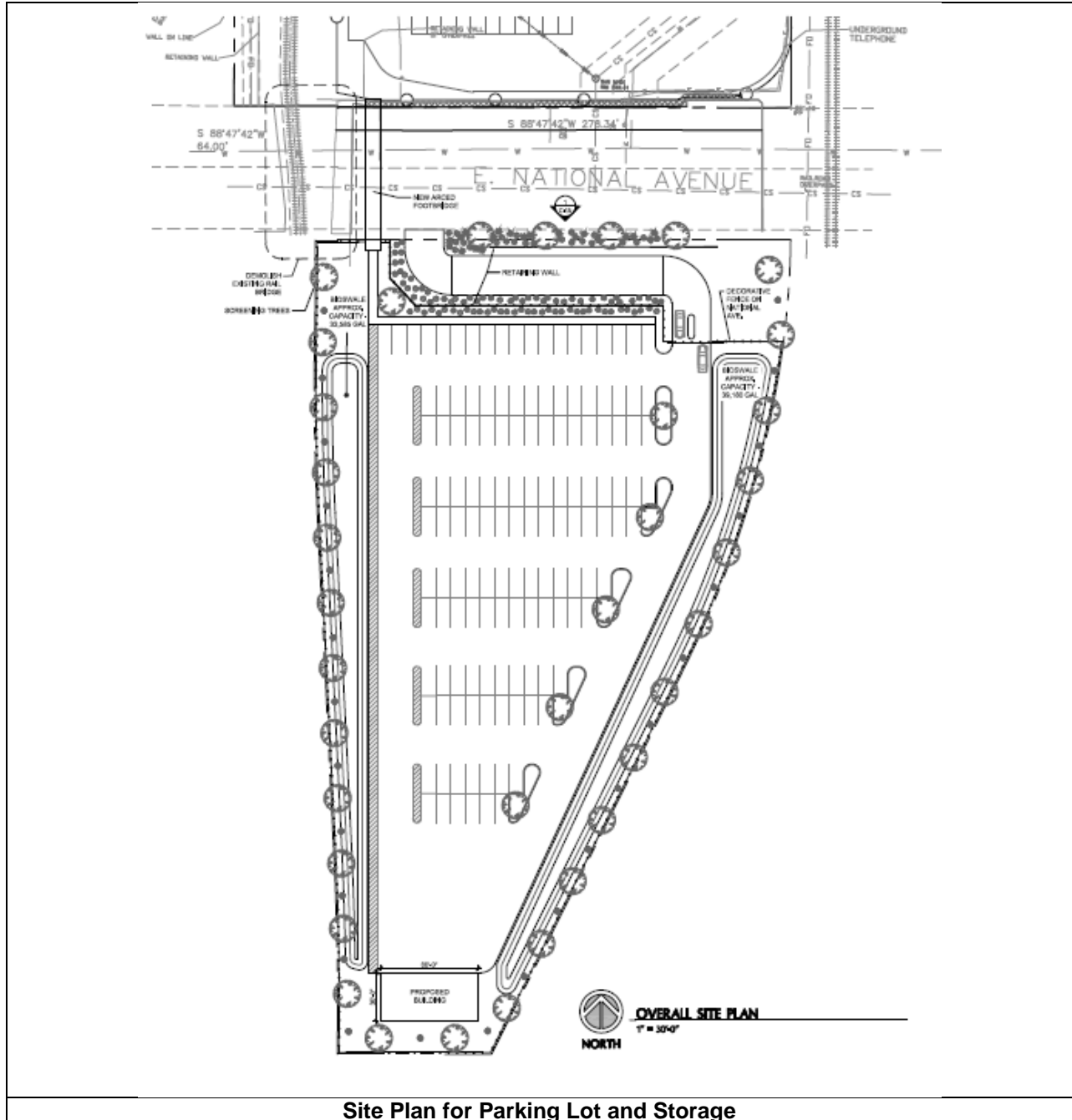


317 EAST NATIONAL AVENUE

**BUYER AND PROJECT DESCRIPTION**

V. Marchese Inc. ("Marchese" or the "Buyer") is located north of the subject property across East National Avenue at 600 South Jake Marchese Way. Marchese continues to expand its facility and requires additional employee parking and storage to facilitate growth. Marchese proposes a ramped drive from East National Avenue to access approximately 150 parking spaces. The street frontage, access drive and parking lot will be heavily landscaped with trees, shrubs and bioswales, with native plantings to manage stormwater on-site and to beautify the area. The estimated budget is \$700,000 to 800,000.

The Buyer understands that the proposed project may require certain City approvals in addition to the approval of the Land Disposition Report. Closing is contingent upon the Buyer obtaining all necessary approvals, financing and DCD approval of the final building elevations and landscaping plan.



**Site Plan for Parking Lot and Storage**

**OFFER TERMS AND CONDITIONS**

The purchase price is \$1.00. A Purchase and Sale Agreement will be executed with Marchese to outline performance obligations and assure satisfactory compliance through reversion of title power. A \$10,000 performance deposit will be required. Conveyance will be by quit claim deed on an "as is, where is" basis, with a deed restriction prohibiting tax-exempt status. A Certificate of Code Compliance must be provided within eighteen months following the closing as evidence of satisfactory redevelopment and conformance with City of Milwaukee code. The sale proceeds will be deposited in the appropriate Redevelopment Authority account at closing.

## DUE DILIGENCE CHECKLIST

ADDRESS: 317 EAST NATIONAL AVENUE

Market value of the property.	Redevelopment Authority-owned vacant lot acquired in 1994. The lot totals 107,600 square feet. The property is being sold "as is, where is," without any guarantees. The \$1.00 sales price is based on the limited development potential of the site.
Full description of the development project.	Development of parking and storage facilities with associated access ramp drive, landscaping and stormwater mitigation.
Complete site, operations and scope of work for development.	Please see the Land Disposition Report for details.
Developer's project history.	V. Marchese Inc. has invested heavily in its facilities in this area and continues to work on expansion and workforce development. The development of 317 East National Avenue will allow Marchese to continue to grow.
Capital structure of the project, including sources, terms and rights for all project funding.	Project will be funded with the Developer's equity and private financing.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	Department of City Development staff determined that there is low risk in selling the property to Marchese, based on its commitment to the area, past growth and future expansion plans.
Tax consequences of the project for the City.	The deed of conveyance will contain a restriction prohibiting the Buyer, its assignee or its successors from applying to the City for tax-exempt property status. Thus, formerly vacant, tax-exempt property will be returned to the property tax rolls.