

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

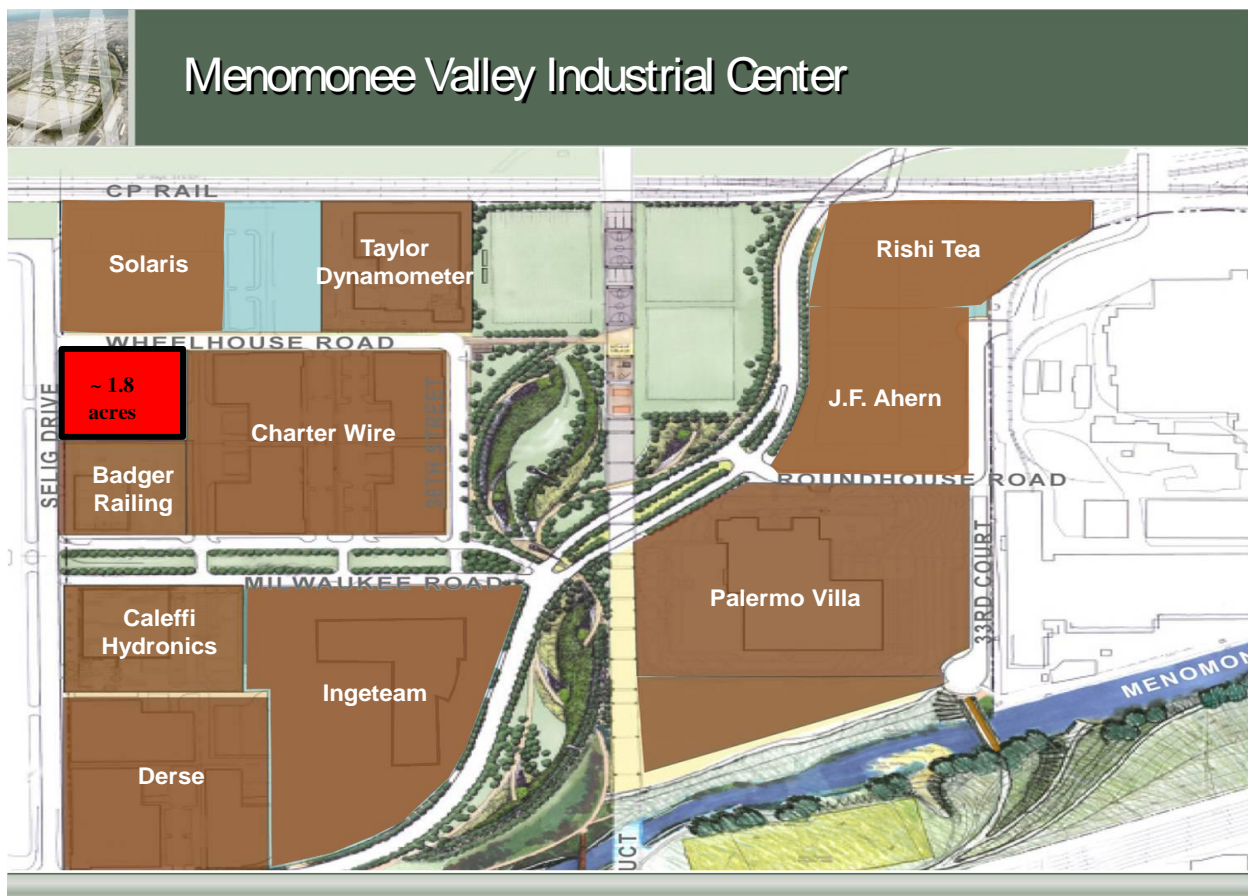
DATE September 11, 2018

RESPONSIBLE STAFF

Dave Misky (286-8682), Assistant Director

REDEVELOPMENT PROJECT AREA

Menomonee Valley Industrial Center (MVIC): The Redevelopment Authority of the City of Milwaukee (Authority) acquired approximately 130 acres in the Menomonee Valley in July 2003 from CMC Heartland Partners. Since acquisition, the Authority has been preparing the area for redevelopment by conducting environmental remediation, removing old building foundations and making geotechnical improvements, adding and compacting fill to raise the property out of the flood plain and conducting property surveys. The Authority has sold land within the MVIC to ten (10) manufacturing firms since 2005 that employ over 1,400 people. The MVIC has two vacant lots remaining for development.



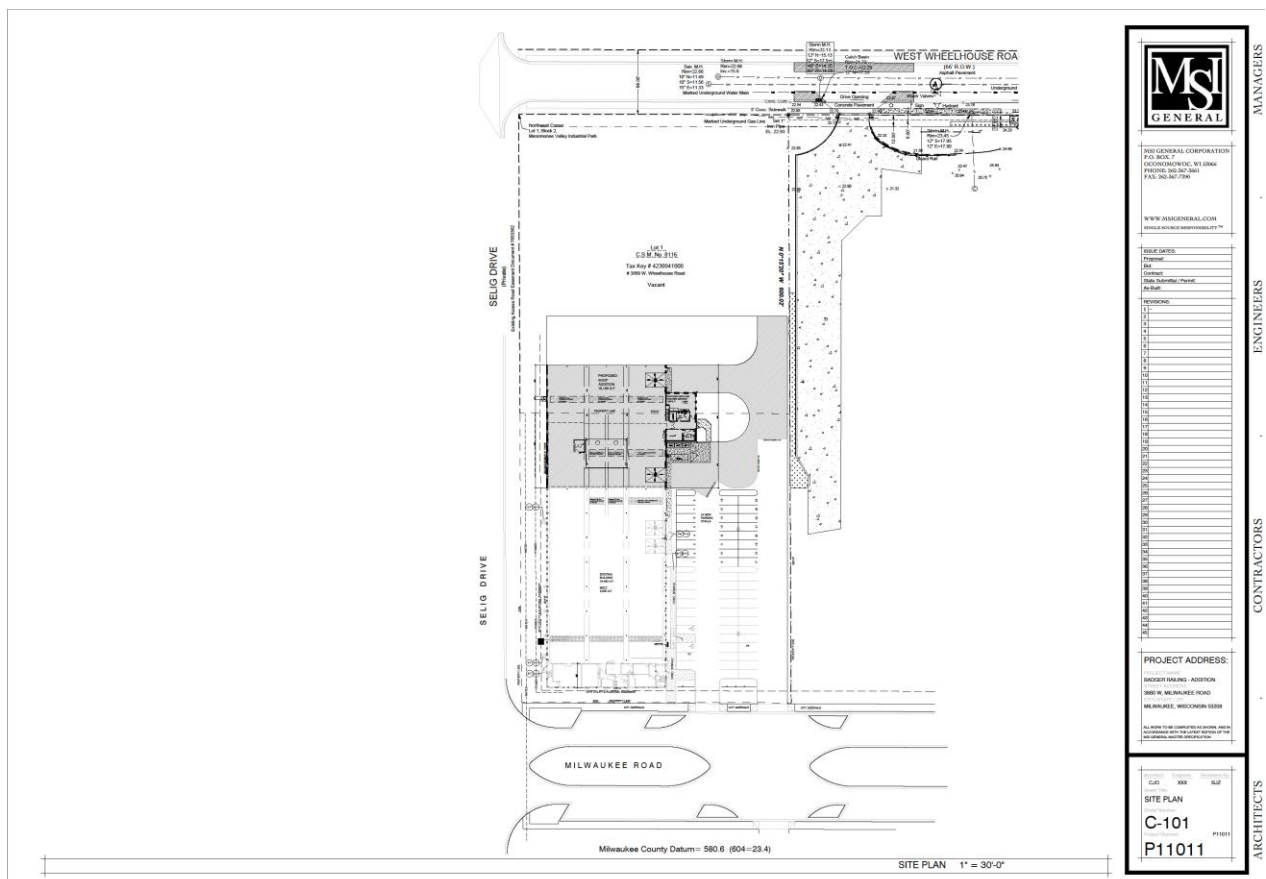
REDEVELOPER

The Redeveloper of the property will be Mulhaney Properties, LLC, which was created on June 2, 2006 by Mr. Tom Mulhaney, owner of Badger Railing. The land on which the company currently is located was purchased in 2006 and the company has been steadily growing since that time.

PROJECT DESCRIPTION

Approximately 1.8 acres located on the southeast corner of North Selig Drive and West Wheelhouse Road. The site will be developed with a 15,000 SF manufacturing facility for Badger Railing, a locally-owned miscellaneous steel manufacturing company specializing in the fabrication of stairs and railings. Badger Railing has been in operation for over 60 years and is currently located directly south of the subject property at 3880 West Milwaukee Road in Milwaukee, WI. The estimated project cost is \$1.5 million and the Redeveloper will be required to enter into a Best Efforts EBE Agreement. The Redeveloper plans to begin construction in the fall of 2018 for spring of 2019 occupancy.

Badger Railing currently has 50 full-time employees in Milwaukee. The average wage is \$26.99/hr. Benefits include medical, dental, vision, life, long-term and short-term disability insurance, paid vacations and holidays and SEP IRA with company match. Badger Railing plans on adding 10 new full-time jobs over the next three years.



Preliminary Site Plan

