

LAND DISPOSITION REPORT

COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

September 5, 2018

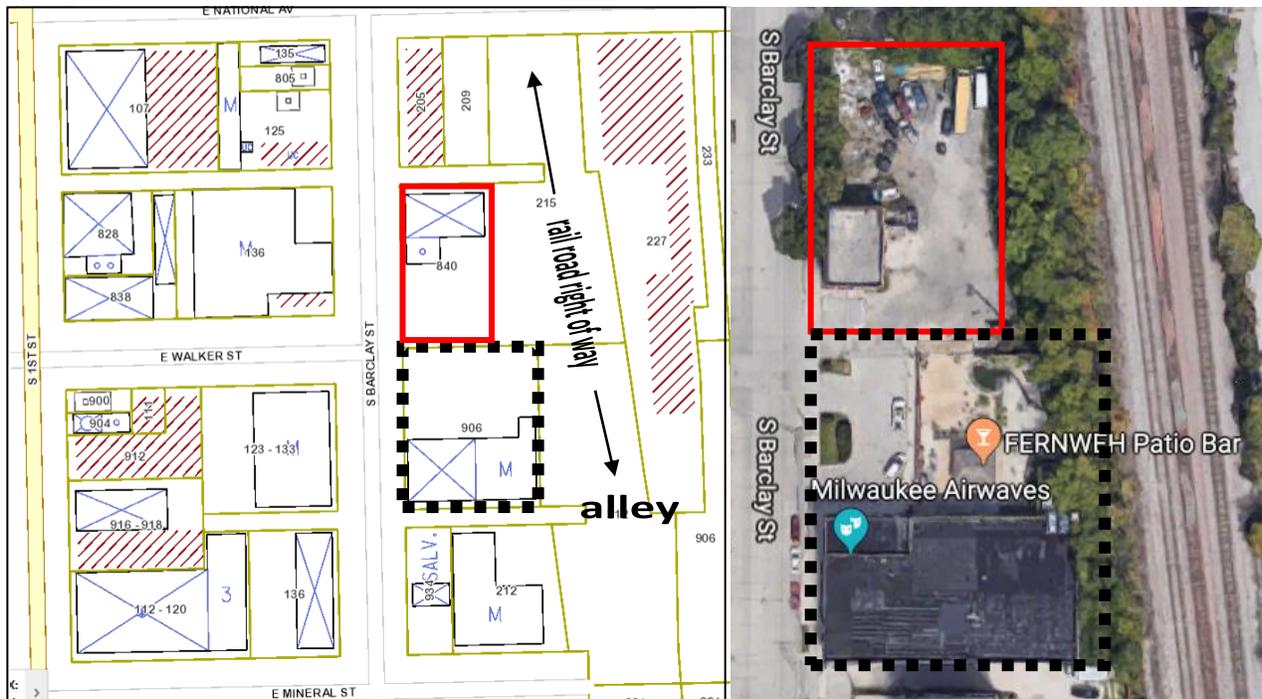
RESPONSIBLE STAFF

Matt Haessly, Real Estate Specialist, DCD

PARCEL ADDRESS AND DESCRIPTION

840 South Barclay Street (the "Property"): The Property is in the City of Milwaukee's ("City") 2018 property tax foreclosure File No. 2. The Property is currently a privately owned, tax-delinquent brownfield. The 1,472 SF building is currently vacant and situated on an 18,100 SF parcel. The Property is zoned IH or Industrial-Heavy and is located within the Harbor View neighborhood.

The Property was previously occupied by the Standard Oil Company. In 2016, the Department of City Development ("DCD") conducted a limited phase II environmental assessment at the Property. The results of the soil and groundwater samples identified contamination levels above the regulatory guidelines. Because of that, under the Milwaukee Code of Ordinances Section 308-22-2-c, approval of acquisition of title by 3/4 vote of the Common Council is required.



BUYER AND PROJECT DESCRIPTION

The Buyer is Ivy House, LLC ("Ivy"). George Kashou and Ramsey Renno are its Members. Ramsey is George's son-in-law.

Ramsey Renno is a founder of the event entertainment company, Milwaukee Airwaves, and that business operates at the 906 South Barclay Street building. The 906 South Barclay Street property also is owned by Ivy, and Ivy wishes to combine the two properties (906 South Barclay and the Property it wants to acquire, 840 South Barclay) so they can be used and operated as one. The 840 South Barclay property will serve as the parking lot for the 906 South Barclay building, where Milwaukee Airwaves conducts special events, wedding receptions, banquet parties, etc.

Upon acquisition of the Property, Ivy will demolish the building on the property and construct the parking lot and will evaluate and retain, if possible, the existing brick wall bordering the Property and install landscaping in accordance with Milwaukee Code of Ordinances ("MCO") Section 295-405. Ivy estimates its costs for doing this work will be \$90,000.

CONVEYANCE TERMS AND CONDITIONS

Closing is contingent upon the City obtaining property tax foreclosure judgment. If the City obtains foreclosure judgment, Ivy will pay \$10,000 for the Property, raze the existing building, construct a new parking lot, install new landscaping in accordance with MCO 295-405, agree to join the Property with the 906 South Barclay property to create a single tax key, accept a deed restriction prohibiting tax exemption and accept the Property as is where is with all known and unknown environmental liability.