

Property Information

Property Address or Addresses	3456 North Dr. Martin Luther King Jr. Drive
Description of Property Type	2 Story Commercial Structure
Current Zoning	LB2
Definition of Current Zoning	Urban commercial, small lots, small setbacks, office, retail, general service, multifamily residential use all permitted
Description of Property Condition	Significant deferred maintenance, will need to be demolished within 12 months if not redeveloped

General Proposal Information

	Proposal A	Proposal B	Proposal C	Proposal D
Company Name	Jazz Tango Center for Dance, LLC	Art House Apartments, LLC	Paz Mucho Inc.	
Company member names	Ade Jones Cortney Harris	Shannon Griggs Wes Marcus	Colt Ramirez, CEO	
Proposed Use of Property	Dance Center and School	Demolish, build new 16-story 45 unit mixed use building	Social Services for Refugees	
Offer Price	\$1	\$10,000	\$1,000	
Contingencies	WWBIC Loan, Whitebox Grant	Wheda/LIHTC Bank financing	Award of contract from federal government, bank financing	
Known Licenses or Zoning Change Requirements	School use permitted, indoor recreation special use	BOZA re: building height	BOZA re: Special Use Permit	
Developer Team Projects in Progress or Pending (incomplete)	None	Library and apartments on 90 th and Capitol Drive	None	
Project Budget (Site investment / Future tax base)	Rehab \$800,000	New construction \$16,000,000	Rehab \$350,000	
Financial Viability of Project based on Budget and Plan Provided	Possible, with grant support. Membership based organization.	Requires LIHTC and additional grant support.	Requires federal grant, cannot proceed without contract	
Parking Included in Project or Plan for Additional Parking	10 spots to rear of building	62 Underground Spots	5 spots in rear of building	
Job Creation	2 FT, 4 PT	3 FT, 3 PT after construction	15 FT, 5 PT	
DCD Background Check Results	Buyers pass all MCO 304.49 checks	Buyer needs to pay outstanding property tax \$3,450	Buyer passes all MCO 304.49 checks	

ADDITIONAL COMMENTS:

Planning staff will be at meeting

DNS Scope to whitebox property is \$540,000

Experience of the Development Team (each item may not be applicable to all projects)

	Proposal A	Proposal B	Proposal C	Proposal D
Developer Team	Buyers, with XYZ Construction and 123 Design Engineers	Buyers, with BIG Construction Firm and TOP Design Engineers	Buyer, with Queue Construction and TAP Design Engineers	
Developer Team Experience	XYZ has many years of successful development projects	Five years of successful projects for BIG, one project in progress	Queue has one completed project in Milwaukee	
Developer Team Completed Past Projects	3 Restaurants, 1 Theatre, 5 Single Family Homes	2 Mixed Use Apartment Buildings	Pharmacy on 17 th and North Avenue	
Developer Team Experience with City/RACM Projects	1 Restaurant , 40 th and Center	1 Library project (in progress)	None	
Does Project Require Historical Renovation?	No	No	No	
Developer Historical Renovation Experience	N/A - Theatre project	None	None	
Does Project involve Brownfield Development?	No	No	No	
Developer Brownfield Experience	N/A	N/A	N/A	
Does Project use Tax Credit financing?	No	Yes	No	
Developer Tax Credit Experience	N/A	1 previous award	N/A	

ADDITIONAL COMMENTS:

Date of Review:

Bronzeville Advisory Committee Review

	Proposal A	Proposal B	Proposal C	Proposal D
Desirability of Proposed use				
Neighborhood Impact of Project				
Quality and Appropriateness of Business Plan				
Extent and Quality of Renovations				
Appropriateness of Site Plan and Elevations				
Scope of Work – Appropriate for Project				
Consistency with neighborhood plan or plans, if any				
Quality and appropriateness of Parking plan				

Bronzeville Advisory Committee Additional Criteria

	Proposal A	Proposal B	Proposal C	Proposal D
TBD				

COMMENTS:
