



Legislation Details (With Text)

**File #:** 140454      **Version:** 1  
**Type:** Resolution      **Status:** Passed  
**File created:** 6/24/2014      **In control:** COMMON COUNCIL  
**On agenda:**      **Final action:** 9/23/2014

**Effective date:**

**Title:** Substitute resolution approving an Agreement for Sale of Land to General Capital Group, LLP for property within the Century City Business Park, in the 7th Aldermanic District.

**Sponsors:** ALD. WADE

**Indexes:** AGREEMENTS, PROPERTY SALES

**Attachments:** 1. Land Disposition Report and Due Diligence Checklist, 2. Century City Proposed Development Exhibit as of Sept 2014, 3. Fiscal Impact Statement, 4. Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
6/24/2014	0	COMMON COUNCIL	ASSIGNED TO	Fail	
7/9/2014	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
9/10/2014	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
9/10/2014	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
9/12/2014	1	CITY CLERK	DRAFT SUBMITTED		
9/16/2014	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	5:0
9/23/2014	1	COMMON COUNCIL	ADOPTED	Pass	15:0
10/2/2014	1	MAYOR	SIGNED		

140454  
SUBSTITUTE 1

ALD. WADE

Substitute resolution approving an Agreement for Sale of Land to General Capital Group, LLP for property within the Century City Business Park, in the 7th Aldermanic District. This substitute resolution will permit the Redevelopment Authority to convey said land according to the conditions in a Land Disposition Report. Whereas, General Capital Group, LLP has offered to purchase portions of the Century City Business Park at North 31st Street and West Capitol Drive from the Redevelopment Authority of the City of Milwaukee ("Authority") for the phased development of two multi-tenant industrial buildings; and

Whereas, The Authority is currently preparing the Century City Business Park for development and is obtaining a Certified Survey Map ("CSM") to create the development sites; and

Whereas, The Authority and a new limited liability company created by General Capital Group, LLP will negotiate and execute an Agreement for Sale of Land to specify the terms and conditions of the conveyance; and

Whereas, On June 19, 2014, the Authority held a Public Hearing on the proposed conveyance as required by Wisconsin Statutes; and

Whereas, Pursuant to Wisconsin Statutes and as a condition precedent to the sale, lease or transfer of land, the Authority submits a Land Disposition Report, a copy of which is attached to this Common Council File, describing the terms and conditions of the proposed sale; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that said Land Disposition Report, with respect to the proposed sale of the following properties, is approved.

REDEVELOPMENT PROJECT AREA

North 35th Street and West Capitol Drive-Century City Business Park

PARCELS

Lot 1 of the future CSM - 3145 North 31st Street  
Lot 2 of the future CSM - address to be determined

REDEVELOPER

General Capital Group, LLP that will create a new limited liability company to purchase and develop the sites.  
DCD:Benjamin.Timm:bmm  
09/11/14