



EAST LIBRARY REDEVELOPMENT PROPOSAL SUMMARY & PUBLIC DISCLOSURE STATEMENT

PROPERTY 1910 East North Avenue

OFFER INFORMATION

Offer Price: \$20,000 (Minimal amount to cover sale expenses)

Contingences _____

No brokerage fees will be paid by City.

SUBMITTER IDENTIFICATION

Developer Name _____

Mailing Address _____

Primary Contact _____ Telephone _____

Email _____ FAX: _____

Principals of existing company / future owner (if known) and extent of ownership interest.

<u>Name</u>	<u>Address</u>	<u>Title</u>	<u>Interest</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Attach a list of properties in the City of Milwaukee in which developer (or future owner) has an ownership interest either as individual or as part of a corporation/partnership.

PROJECT DESCRIPTION

Property Summary Building Area _____SF # Stories _____ Above grade _____ Below grade _____

Land Area _____SF

Includes excess right of way (Approximately 5 feet on Thomas)

Parking Spaces: Total _____ Library spaces _____ Underground _____

Alternate Library Scenario applicable (additional information below)

Describe overall project: _____

Library component _____

Secondary Use _____

SF _____ # Units _____ # Parking spaces _____

Discuss benefits to neighborhood _____

Discuss contribution to BID _____

Identify "sustainable" elements _____

Anticipated storm water management method _____

Will a zoning change be requested? _____

Other approvals, permits or licenses (i.e. BOZA) _____

Temporary library location during construction _____

Library area _____ SF Parking spaces _____

Alternate Library Scenario applicable

Proposed location _____

Library area _____ SF Land area _____ SF Parking spaces _____

Special conditions _____

POTENTIAL DEVELOPMENT TEAM

Architect _____

Contractor _____

Sales Agent/Property Manager _____

Other Members _____

Describe team expertise and experience:

➤ General development _____

➤ Library design and/or development _____

➤ Proposed secondary use for design, development & management _____

Other team projects _____

Potential EBE Contractors _____

PROJECT BUDGET

Property Acquisition (minimal amount)	\$	20,000.00
Demolition	\$	_____
Environmental testing/remediation/abatement	\$	_____
Hard construction/rehabilitation costs	\$	_____
Soft costs – architectural fees, permits, charges, etc.	\$	_____
Fixtures & Equipment (if applicable)		
Financing fees	\$	_____
Total cost	\$	_____

Estimated Emerging Business Enterprise (EBE) Use _____% of total budget or \$ _____

Estimated Prevailing Wage Use _____% of total budget or \$ _____

Financing strategy _____

CONFLICT OF INTEREST DISCLOSURE

Submitter covenants that no member of the Common Council of the City of Milwaukee, nor any officers or employees of the City of Milwaukee, has any interest in the Submitter's company or the intended redevelopment, except as follows: _____

Is Submitter a City of Milwaukee employee or member of any City board? Yes No

If yes, identify the department, board and/or and position: _____

ESTIMATED SCHEDULE

Months to complete

Final Plans/Specification Preparation	_____
Bidding & Contracting	_____
Firm Financing Approval	_____
Building Construction	_____
Landscaping/Site Work	_____

CITY POLICIES

Submitter certifies that it as individual or member of a corporation or partnership is not now and will not be at closing in violation of the following policies:

- Delinquent taxes due the City
- Building or health code violations that are not being actively abated
- Convicted of violating an order of the Department of Neighborhood Services or Health Department within the previous year
- Convicted of a felony crime that affects property or neighborhood stability or safety
- Outstanding judgment to the City
- In Rem foreclosure by the City within the previous five years.

Property will be sold on an "as is, where is basis." The City discloses that the property may contain old foundations and debris or other subsoil problems and the building may contain asbestos containing materials for which the buyer will be solely responsible. An ALTA survey will not be provided. Building encroachments in the right of way may require Special Privilege Permits or Air Space Lease at buyer's sole cost.

A Phase I Environmental Assessment will be provided by City. All environmental testing will be buyer's responsibility, but must be done by an environmental consultant under a master contract with City. Remediation, including asbestos abatement, will be the responsibility of the buyer.

The Buyer must comply with the City's Emerging Business Enterprise (EBE) goal of 25% of the total project budget. An EBE Agreement will be required at closing. Buyer may need to comply with Chapter 355, Milwaukee Code of Ordinances, for payment of prevailing wages and hiring City residents

All properties must be fully taxable for property tax purposes. The deed shall contain a restriction prohibiting future application to the City for exempt status.

SUBMITTER'S COMMENTS/CONTINGENCIES

SUBMITTER CERTIFICATION & ACKNOWLEDGEMENT

We certify that this statement is true and correct and we understand City policies.

Signature

Print Name & Title

Date

Signature

Print Name & Title

Date