



REDEVELOPMENT AUTHORITY CITY OF MILWAUKEE

REQUEST FOR DEVELOPER INTEREST

CONCEPTUAL SUMMARY & PUBLIC DISCLOSURE STATEMENT

32NG & GALENA / ESSER GLASS REDEVELOPMENT

This form must be completed by parties interested in participating in a future RFP or negotiation for purchase and redevelopment of the Esser Glass/Milwaukee Casket site at 32nd & Galena. Such parties also must attend the December 11, 2013 site inspection. Conceptual layout plans are required to be submitted with the form.

Development expectations for the housing component:

- Incorporate space for a community service /activity – tutoring program, job trainer center, health care services, etc. – for an entity to be identified later by the City and community partners. The area is expected to be about 2,500 to 3,500 SF and should be provided at nominal cost to the partner.
- Provide a historical marker commemorating the T.C. Esser Company’s historical prominence in the City.
- Manage environmentally impacted soils displaced by construction through on-site management or disposal including preparation of a Soil Management Plan WNDR approval prior to closing.
- Provide vapor barrier for housing units as likely action after preparation of Vapor Mitigation Study
- Install and maintain “engineered controls” to encapsulate below-grade contaminants.
- Conduct ground-water monitoring post closing as required by WDNR.
- Accept property “as, where is” for environmental and geotechnical issues and including the retaining wall.
- Grant easements to the City for access to and maintenance of the Galena and Cherry Street bridges.

Available Information:

- Phase I Environmental Site Assessment (Original; update to be available before submission)
- Post-demolition Physical Features and Topography Map
- Environmental Maps & Results: Soil boring location map & groundwater well map

DEVELOPER IDENTIFICATION

Legal Name _____
 Entity Type Corporation LLC Partnership Other _____

State where organized: _____

Will new entity be created for ownership Yes No

Mailing Address _____

Primary Contact _____ Telephone _____

Email _____ FAX: _____

Buyer Attorney _____

Principals of existing or proposed corporation/partnership 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 buyer has an ownership interest either as individual or as part of a corporation/partnership.

PROJECT CONCEPT

Brief narrative _____

Total Unit Count _____ Unit Mix _____ 1BR _____ 2BR _____ 3BR _____ 4 BR

Estimated Size _____ SF # stories or story range _____

Target Market _____ (family, senior, etc.)

Construction Style _____
(i.e. townhouse attached, detached, multi-story, etc. / number of buildings)

Parking _____ Surface Space _____ Garage Spaces
Location(s) _____
Access points _____

Open space – amount, location, improvements: _____

Location of Historical Market / Placement Features _____

Discuss your approach to environmentally impacted areas, geotechnical conditions and slope _____

Discuss incorporation of sustainable features _____

Project timing _____

Discuss impact/contribution to the Washington Park neighborhood (beyond provision of affordable housing)

Discuss any unique factors that you will bring to the project _____

Note: All parcels sold for project must be fully taxable for property tax purposes. See City Policies below.

DEVELOPMENT TEAM – KNOWN OR POTENTIAL MEMBERS

Developer	_____
Architect	_____
Environmental Consultant	_____
Engineering Consultant	_____
General Contractor	_____
Property Manager	_____
Community Partners	_____
Other Members	_____

Brownfield experience

Discuss the physical attributes of the contamination and remediation strategies

Was remediation coordinated with construction?

How was the remediation was financed? Who obtained funding? Identify grant sources.

Geotechnical/Engineering / Topographical Experience

Discuss your involvement with sites with physical challenges such as topographical difference, geotechnical issues.

How would you approach the Esser site development?

Property Management Internal or Outside Management Firm

Discuss property management experience.

Discuss anticipated management efforts at this site.

Small Business Enterprise Program

Discuss past experience implementing City's Small Business Enterprise (SBE) program.

Identify past or on-going relationships with City-certified SBE contractors.

Additional Investigations

Identify the investigations you would conduct prior to property purchase or development

PRELIMINARY PROJECT BUDGET & FINANCING STRATEGY

Property Acquisition	\$ _____
Environmental testing/due diligence review	\$ _____
Geotechnical testing	\$ _____
Engineering investigation	\$ _____
Site grading & excavation	\$ _____
Hard building construction costs	\$ _____
Site improvements (fencing, landscaping, laterals, etc.)	\$ _____
Fixtures & Equipment / Other Personal Property	
Soft costs – architectural fees, permits, misc. charges, overhead & profit, contingency, etc.	\$ _____
Financing fees	\$ _____
Total cost	\$ _____

Budget source Developer Architect Contractor Other _____

Average Cost \$ _____/unit \$ _____/SF

Estimated rental range

One Bedroom	\$ _____
Two Bedroom	\$ _____
Three-Bedroom	\$ _____
Four Bedroom	\$ _____

Equity Partner / Known or Potential _____

Lender / Known or Potential _____

Estimated Equity \$ _____ Estimated Loan \$ _____

Grants involved Yes No

Grant Sources _____

Likelihood of award _____

Other funding _____

CONFLICT OF INTEREST DISCLOSURE

Buyer covenants that no member of the Redevelopment Authority the Common Council, nor any officers or employees of the City of Milwaukee, has any interest in the Buyer or the intended redevelopment of the property, except as follows: _____

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

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

CITY POLICIES

Buyer 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.

Properties are sold on an “as is, where is basis.” The Redevelopment Authority and City disclose that vacant lots may contain old foundations and debris or other subsoil problems for which Buyers are solely responsible (Wis. Stat. Ch. 709 does not apply). Buyer may request a Right of Entry to conduct pre-closing geotechnical investigation upon provision of testing scopes of work and evidence of insurance. An updated Phase I Environmental Assessments will be provided to Buyer. No further Phase II environmental testing is permitted except upon written approval of RACM and by a consultant under a master contract with the City of Milwaukee. Buyer is solely responsible for all environmental remediation and regulatory closure cost unless specified in the Request for Developer Interest. Buyer acknowledges that regulatory closure may require registry on WNDR’s GIS system. ALTA surveys are not provided.

Buyers must comply with the City’s Small Business Enterprise (SBE) program requiring best efforts for SBE participation of at least 25% of the total expenditures for goods and services and 18% for professional services. A SBE Agreement will be required prior to closing.

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.

Closing contingent include full project funding including firm financing without contingencies and City approval of final plans. Final plans must conform to the original submission as approved by the Authority and City. Plan changes may require confirmation by the Common Council.

BUYER’S COMMENTS

BUYER CERTIFICATION & ACKNOWLEDGEMENT

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

Signature

Signature

Title

Date

Title

Date