



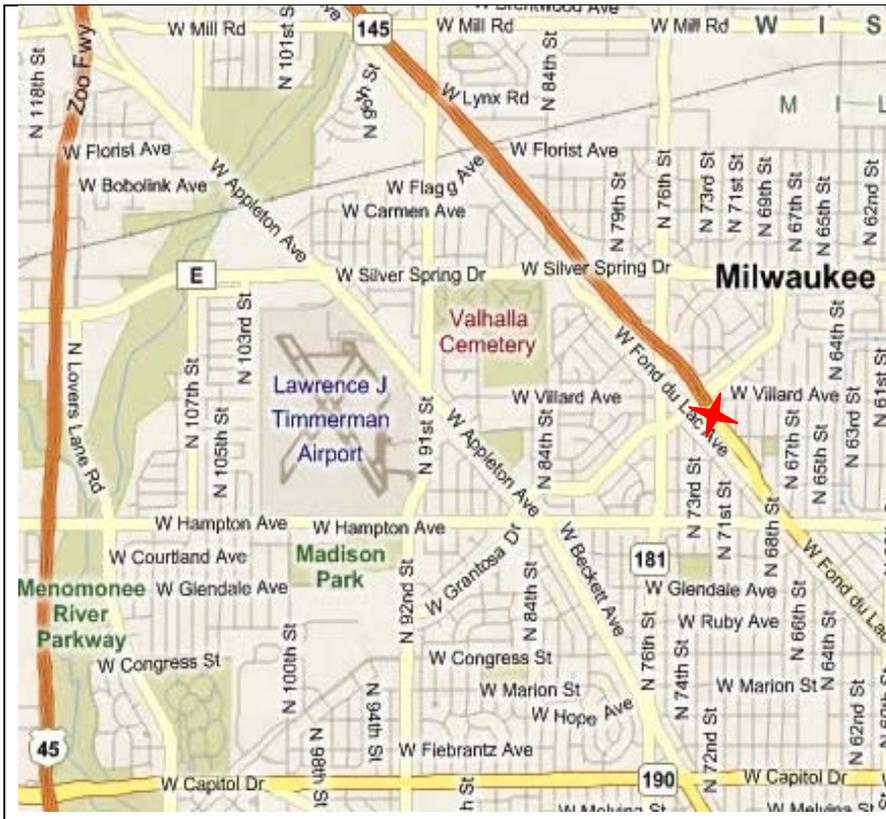
City
of
Milwaukee

Official Notice No. 57079
Request for Proposal

Commercial Opportunity
Fond du Lac/
Hwy 145 Corridor



Are you looking for a prominent location in the Fond du Lac corridor for your business? If so, the City of Milwaukee wants your proposal to purchase and redevelop the commercial property and buildings at 7222-7318 West Fond du Lac Avenue. This former Department of Public Works ("DPW") facility is available for purchase and redevelopment for a use that positively impacts the Fond du Lac corridor. The DPW site offers office, garages, a salt dome and ample parking with great proximity to the interstate highway system, Fond du Lac Avenue and easy access to downtown Milwaukee. More neighborhood information is available at: <http://www.mkedcd.org/purchasingpower/pdfs/53218.pdf>



ASKING PRICE

\$250,000 plus a commitment to add attractive landscaping, demolish the old garage on the north and renovate the southern buildings as needed. No brokerage fees will be paid. The property will be sold "as is and where is."

PROPERTY

46,970 SF lot improved with four buildings:

- 2,555 SF masonry office building constructed in 1984.
- 2,280 SF service garage constructed in 1962 with an addition in 1984.
- 2,440 SF four bay service garage constructed in 1963 and in poor condition; Buyer to demolish.
- Salt dome with 74-foot diameter

Available building plans can be found on our website at <http://www.mkedcd.org/realestate/FDL/Main.html>.

Brownfield implications:

The following environmental reports are available on our website <http://www.mkedcd.org/realestate/FDL/Main.html>:

- [Asbestos Management Plan Reports](#), dated August, 1990, prepared by the Department of Public Works.
- [Phase I Environmental Site Assessment Report](#), dated April 24, 2008, prepared by Shaw Environmental, Inc.
- [Site Investigation Report](#), dated October 2, 2008, prepared by Shaw Environmental, Inc.
- [WDNR Notification Letter](#) for 7222 and 7318 West Fond du Lac Avenue.

The City makes no representation concerning findings, information or opinions in the environmental reports. The City discloses that the property contains soils and groundwater that are impacted with contaminants that are subject to regulation by federal, state and/or local regulations. The property will be sold in its "as is, where is" condition. The Buyer must agree to comply with WDNR guidelines and obtain case closure. The Buyer is aware that the property may be listed on the WDNR's GIS registry for soil and groundwater impacts. The WDNR Responsible Party status will be assigned to Buyer at closing.

PROPERTY USE

The City is seeking a commercial use that

- Positively contributes to the Fond du Lac/Hwy 145 commercial corridor
- Creates or retain jobs -- particularly, jobs that pay family-supporting wages
- Increases the City tax base
- Is fully taxable

Uses are subject to the current zoning -- CS/Commercial Service. Check the City's zoning code more specific uses and development requirements at <http://www.mkedcd.org/czo>.

Prohibited uses include: Tax-exempt uses, churches and social service facilities, pawn shops, convenience store, liquor store, cigarette or cigar shop, gun shop, payday or auto-title loan store and tavern (unless food service is the major component)

PROPERTY REDEVELOPMENT

The City has limited redevelopment requirements for the property:

- Demolish the obsolete garage at the north end of the property
- Attractively landscape the street frontages.
- Realign the rear fence that currently encroaches in the alley (vacation of alley and combining with the property may be possible)
- Provide at least one sustainable or "green" element at the property.

Demolition and redevelopment may be considered depending on the proposed uses and building design.

EMERGING BUSINESS ENTERPRISES

Emerging Business Enterprises (EBE) participation is required for any rehabilitation and construction that exceeds \$100,000. The City's goal for EBE participation is 21% of the total budget and an EBE agreement with the City is required prior to closing if improvements exceed the cost threshold. A [sample agreement](#) can be found on our [website](#). The City EBE office is also an excellent resource to locate subcontractors. For more information, visit the City's EBE website at: <http://www.milwaukee.gov/EBE Website>.

PROPERTY SHOWINGS

Property showings will be scheduled upon request.

PROPOSAL PROCESS

Proposals will be accepted on a first-come basis, subject to a 24-hour notice period. Submissions must include the following:

➤ **Project Summary & Public Disclosure Statement** (copy available on our [website](#)).

The form should be completed fully and should clearly state or discuss:

- Offering price
 - Proposed use and its contribution to the Fond du Lac/Hwy 145 commercial corridor
 - Discussion of whether the proposed use will handle, store, generate, and/or dispose of hazardous substances as part of its normal operations. If applicable, discuss measure or actions that operator will take to minimize or negate releases of hazardous substances into the air, soil, and groundwater.
 - Buyer and development team; Address the team' s experience with Brownfield development
 - Prospective tenant or user. If leased, estimate the rent range
 - Project budget; Detail demolition, site costs and any building renovation or construction expenses (hard and soft costs); Identify the source for the cost estimates.
 - Financing strategy and your ability to obtain funds; include a letter of interest from a financial institution
 - Business plan if the use will be for a start-up business
 - Job retention and/or creation
 - Emerging Business Enterprises use – amount and possible subcontractors
 - Sustainable or “green” elements
 - Project schedule from approval through construction and/or rehabilitation and occupancy
- Preliminary plans
- Site plan should show parking area, fencing and landscaping
 - Building elevations if any major construction or rehabilitation is planned
(A detailed scope of work may be substituted for building elevations)

The proposal should be delivered to the Department of City Development, 809 North Broadway, 2nd Floor, attention: Matt Haessly.

After receipt of a proposal by Matt Haessly, a 24-hour notice will be placed on our website to allow for proposal submissions by other parties. After 24 hours, DCD will close the listing and not accept any additional proposals. If submitted proposal is rejected, a new open listing period will be posted.

REVIEW & SELECTION

The following criteria will be used to review the proposals:

- Contribution of the proposed use and prospective occupants to Fond du Lac/Hwy 145 corridor and neighborhood
- Offering price
- Quality and attractiveness of the site improvements
- Adherence of submitted plans and proposed use to building and zoning codes
- Project cost and reasonableness of projections
- Tax base to be generated
- Financial capacity of the buyer and soundness of the financing strategy
- Quality and thoroughness of the business plan (if applicable)
- Amount of job creation and/or retention of family-supporting jobs
- Expertise and experience of the development team with special emphasis on Brownfield and rehabilitation experience
- Steps taken to minimize or negate releases of hazardous substances into the air, soil, and groundwater if applicable.
- Amount of Emerging Business Enterprises (EBE's)
- Extent of sustainable or green elements
- Timely project schedule

Finalists may be interviewed before the proposal is presented to the Common Council for approval.

OPTION PERIOD & CLOSING

The buyer will be given a four-month period after Council approval to obtain the final construction plans, building permits, firm financing and the Certified Survey Map to combine the lots. Closing will occur once all project elements are in place – City approval of final plans, Buyer execution of an EBE Agreement, if applicable, issuance of building permits, CSM approval by the Council and receipt of financing. Final plans must be consistent with the RFP submission and incorporate any changes recommended by City staff. The Buyer will be expected to begin work within 30 days of closing and finish all work within twelve months.

A [sample Purchase and Sale Agreement](#) is available on our [website](#). The Buyer will need to execute the agreement and submit \$2,500.00 Earnest Money within ten business days of approval by the Common Council. The City will convey by Quit Claim Deed on an “as is, where is” basis subject to reversionary rights for non-performance and a restriction prohibiting tax-exempt status for the property. The City will provide title insurance in the amount of the purchase price. A \$5,000 Performance Deposit will be required at closing and will be held until satisfactory completion of the project.

FINANCIAL ASSISTANCE

The City of Milwaukee has business financing tools for commercial properties:

- Milwaukee Economic Development Corporation – MEDC – lends money to businesses in conjunction with conventional financing and the owner’s equity. To qualify, the project must include a percentage of owner occupancy and cannot include liquor stores, gun shops, taverns or tattoo parlors. More information is available at <http://www.medconline.com>.
- A Façade Grant and/or Façade Loan may be available from the Department of City Development to help with the signage and landscaping as well as for general façade improvements. The Buyer may be eligible for up to \$5,000 per full time employee (FTE) created. Eligibility requirements and grant conditions are included in the package. See <http://www.mkedcd.org/business/busfac.html> for more information.

The Small Business Administration (<http://www.sba.gov>), and its affiliated Women’s Business Center (<http://www.onlinewbc.gov>), are excellent resources providing information on starting, financing and managing a small business.

CITY SALE POLICIES

Proposals will be rejected from any party (as an individual or as part of an entity) who:

- Has delinquent real or personal property taxes in the City of Milwaukee
- Has had property acquired by the City through tax tax-foreclosure within the previous five years.
- Has an outstanding judgment from the City
- Has outstanding health or building code violations or orders from the City’s Health Department or Department of Neighborhood Services that are not actively being abated
- Has been convicted of a felony that causes concern with respect to neighborhood stability, health, safety or welfare
- Has outstanding offers to purchase or uncompleted performance on another City sale except upon approval of Commissioner based on history of performance.

Tax and court records will also be checked prior to Closing. If any of these conditions are found to exist, the City of Milwaukee will terminate the Purchase and Sale Agreement.

OTHER APPROVALS

Buyer is solely responsible for obtaining approval of the Board of Zoning Appeals for uses or development requirements that are not expressly permitted by the zoning code. BOZA is an independent body and acceptance of a development proposal by the City does not ensure BOZA approval.

SPECIAL NOTE

Unauthorized contact regarding this RFP with any City or RACM staff, other City policy personnel, or Department of City Development representatives may result in disqualification.

The City reserves the right to reject any and all proposals for any reason at its sole discretion, to negotiate the terms and conditions of the eventual contract with the developer awarded the purchase and development rights, and to impose additional use restrictions, if necessary.

The contents of this packet are for informational purposes only and the representations made herein, though thought to be accurate, are without warranty. Development teams should rely exclusively on their own investigations and analyses.

CHANGES AND CLARIFICATIONS

Any [changes or clarifications](#) will be posted on the [RFP website](#). Check the website prior to submitting your proposal.

QUESTIONS

Contact Matt Haessly in the City's Real Estate Section at mhaess@milwaukee.gov or 414/286-5736 if you have any questions on the property or proposal process.