



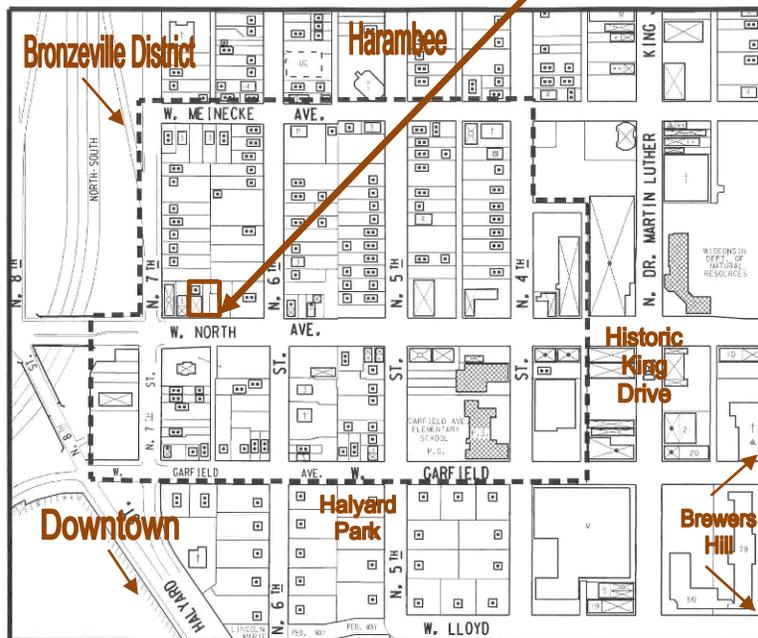
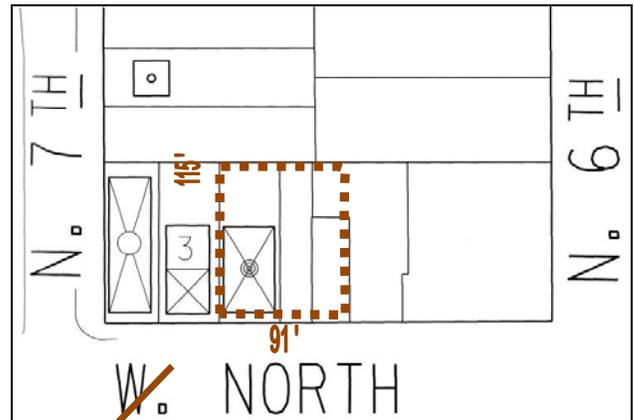
Official Notice No. 57286

Request for Proposal

BRONZEVILLE Redevelopment Opportunity

622-630 West North Avenue

The Redevelopment Authority of the City of Milwaukee (RACM) is seeking proposals for the purchase and redevelopment of a building and land in the Bronzeville District as depicted below. This includes the building at 628 - 630 West North Avenue, vacant land at 622-626 West North Avenue, and the land to its rear. This Request for Proposal (RFP) provides a perfect opportunity for renovation of a building, or its demolition and new construction on its site. The location offers close proximity to downtown Milwaukee, Historic King Drive, and the Harambee, Halyard Park and Brewers Hill neighborhoods.



ASKING PRICE

\$15,000. Successful bidder must commit to renovate the building to RACM's minimum standards, or demolish the building and complete a new development on the site. No brokerage fee will be paid. The property will be sold "as is, where is."

PROPERTY

Approximately, 10,465 SF lot (includes building and land vacant), with 91 feet on W. North Avenue

- One-story, brick building with 2,356 SF gross area constructed in 1925, with adjacent vacant parcels (RACM to provide Certified Survey Map to create new lot)
- Building includes partial basement and is suitable for single storefront or division into two units
- High visibility, high traffic area (approximately 21,000 vehicles per day) with easy access to Hwy 43
- Historic Land Use Investigations prepared by RACM's environmental staff are available for the following properties: [628-30 West North Avenue](#); [626 W. North Avenue](#); [622 W. North Avenue](#); [616 W. North Avenue](#). A Site Investigation Report for [2307-09 N. 6th Street](#) is also available. These reports are for informational purposes only and do not affect or limit the "as is, where is" nature of this transaction. RACM and the City do not warrant the contents or conclusions. No asbestos investigation has been conducted. RACM will not perform any additional environmental investigations. A buyer may, under a RACM standard right-of-entry prior to closing, conduct its own environmental investigation at its expense. Buyer must use an environmental consultant under the City/RACM master environmental contract. A list of the approved environmental consultants is available upon request. RACM must approve, in writing, all environmental work prior to commencement, and be provided with all test results.

PROPERTY USE

The use must contribute to the Bronzeville Cultural and Entertainment District and be fully taxable.

Preferred uses may include, among others:

- Sit-down restaurant or venue that may include a cultural or historic focus
- Theater or entertainment venue for music, film, dance or other performances
- Artist gallery or studio including a broadcasting or recording studio
- Retail establishment(s)

Prohibited uses include: tax exempt uses; day care center; social service facility; religious assembly; currency exchange, payday loan or title loan agency; adult retail establishments; pawn shop; convenience store, liquor store, cigarette/cigar shop; gun shop; and automotive use.

PROPERTY REDEVELOPMENT

- Renovate existing building, or demolish and construct new (see following).
- If renovated, restore the commercial storefront and add site improvements that meet building code, zoning, and [minimum redevelopment requirements](#). Adding an outdoor element such as -- dining area, patio, courtyard or other complementary use -- on the adjacent green space is encouraged.
- If demolition and new construction is proposed, the new development must meet [minimum redevelopment requirement](#), building code, zoning, etc.
- Incorporate "green" or sustainable elements in the redevelopment.

Proposals for speculative real estate development without a firm commitment from an end user may be rejected. More land use information and development requirements/restrictions can be found in the [Bronzeville Redevelopment Plan](#). The site is zoned LB2, Local Business. Please check the zoning code at <http://www.mkedcd.org/czo> for additional development guidelines.

EMERGING BUSINESS ENTERPRISES

Emerging Business Enterprises (EBE) is required. RACM's goal is 18% of the total project costs. An EBE agreement with the City is required prior to, or at closing. A [sample agreement](#) is available here. The City's EBE website -- <http://www.milwaukee.gov/ebe> -- is an excellent source for finding qualified contractors.

SHOWINGS AND REAL ESTATE QUESTIONS

June 1 from 11:00 pm -12:30 pm

June 2 from 12:30 pm -2:00 pm

Additional showings will be listed at <http://city.milwaukee.gov/Bronzeville/CommercialRFP.htm>

PROPOSAL PROCESS

Submit three (3) copies of the following information on or before the **deadline of 2:00 pm on July 14, 2011:**

➤ Project Summary & Public Disclosure Statement.

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

- Offering price
 - Proposed use(s) and its contribution to the Bronzeville District
 - End user and owner's experience. Include a letter of interest if end user is different than purchaser.
 - Development team and its experience with restorations or redevelopment
 - Project budget (hard and soft costs for building and site improvements)
 - Financing strategy, funding sources, and demonstrate ability to obtain financing; include a letter of interest from a financial institution if available
 - Proforma income and expense analysis for property operation
 - Business plan, if the project will involve a start-up business
 - Emerging Business Enterprises use
 - Extent of sustainable or "green" elements incorporated
 - Project schedule
- Preliminary architectural plans. The plans should be scaled with all materials identified.
- Storefront restoration plan (if renovation is proposed)
 - Elevations, including alterations, if new development or any addition is proposed
 - Preliminary site plan that identifies the outdoor uses (if renovation is proposed) showing all site improvements including fencing and landscaping
- Scope of Work for interior renovation and exterior restoration
- Identify all construction items and materials to be used

Proposals must be **received and time stamped** at the 2nd Floor Bid Desk, 809 North Broadway, at or before the deadline. Write "Bronzeville: 622-630 West North Avenue RFP" on the envelope. **Proposals submitted after the deadline or to other locations will be returned or destroyed.**

REVIEW & SELECTION

Proposals will be reviewed according to the following criteria:

- Contribution of the proposed use to the Bronzeville District
- Adherence to the RFP Minimum Redevelopment Requirements, the Redevelopment Plan, building code and zoning code
- Quality and attractiveness of proposed rehabilitation, site improvements or new development
- Amount of the offering price
- Estimated tax base to be generated by the project
- Project budget, and reasonableness of cost and income estimates
- Financial feasibility and soundness of the financing strategy
- Developer's expertise and capacity to complete the project
- Experience of end user/operator
- Amount of proposed Emerging Business Enterprise participation
- Project Schedule
- Incorporation of sustainable elements

Finalists may be interviewed before a final staff recommendation is made.

The selected proposal will be presented to the RACM Board and to the City's Common Council for formal acceptance and authorization of a Purchase and Sale Agreement. Within ten days of Council approval, the buyer must submit an executed Purchase and Sale Agreement and \$1,500 Earnest Money that will be credited toward the purchase price for a timely closing. A sample document is available on our website.

OPTION PERIOD & CLOSING

The buyer will be given a six-month period after Council approval to obtain final rehabilitation and site plans and firm financing. Closing will occur once all project elements are in place – City approval of final plans,

buyer execution of an [EBE Agreement](#) and [Purchase and Sale Agreement](#), issuance of building permits, CSM approval by the Council and receipt of firm financing without contingencies. Final plans must be consistent with the RFP submission and incorporate any changes recommended by City Planning staff. During this contingency period buyer can request access to the property to prepare renovation plans and conduct due diligence. Buyer is solely responsible for survey, geotechnical and environmental expenses. An extension may be available under limited circumstances. The buyer will be expected to begin rehabilitation or demolition within 45 days of closing and finish all work within twelve months, unless otherwise agreed. RACM will convey title by Quit Claim Deed on an "as is, where is" basis subject to reversionary rights for non-performance. RACM will provide title insurance in the amount of the purchase price. A \$2,000 Performance Deposit will be required at closing and will be held until satisfactory completion of the project.

FINANCIAL ASSISTANCE

Financial assistance may be available from several sources depending on available resources:

- The Bronzeville Tax Increment District (TID #59) may provide funding assistance for a renovation or new development project; to assist with expansion of an existing business; or to assist with a start-up new business. The Bronzeville Economic Development Fund (BEDF) application is available at: www.city.milwaukee.gov/Bronzeville/CommercialRFP.htm.
- A Façade Grant and/or Façade Loan may be available from the Department of City Development to assist with storefront renovation, including but not limited to windows, awnings or landscaping. Eligibility requirements and grant conditions are available at <http://www.mkedcd.org/business/busfac.html>.
- The Retail Investment Fund (RIF) is available for first floor retail use. The RIF grant is determined by the size of the retail space, private investment and job creation up to \$5,000 per FTE job. This is a reimbursement program where a grantee is reimbursed for pre-approved expenses. Funds cannot be disbursed until all conditions of the grant contract have been fulfilled, including job creation. See <http://www.mkedcd.org/business/busrif.html> for more information.
- Milwaukee Economic Development Corporation – MEDC – assists businesses in many ways including lending to businesses in conjunction with conventional financing and the owner's equity. To qualify, the project must include a percentage of owner occupancy. More information is available at www.medconline.com.

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

RACM POLICIES

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

- Is delinquent in the payment of property taxes in the City of Milwaukee
- Has had property acquired by the City through property tax foreclosure judgment within the past five years
- Has outstanding judgments 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 affects property or neighborhood stability, health, safety or welfare
- Has outstanding offers to purchase or uncompleted performance on RACM or City sale except upon approval of RACM Executive Director based on history of satisfactory performance

Tax and court records will also be checked prior to closing. If these conditions exist, RACM may terminate the Purchase and Sale Agreement.

OTHER APPROVALS

Buyer is solely responsible for obtaining approval of the Board of Zoning Appeals (BOZA) 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 Review Committee does not ensure BOZA approval. If BOZA approval is required, RACM will provide buyer a site control letter to allow buyer to obtain such approval prior to RACM and Common Council action.

SPECIAL NOTE

Unauthorized contact including discussion or disclosure to the media or unauthorized contact with any City

policy staff, RACM staff, and representatives of the Department of City Development or elected officials regarding this RFP may result in disqualification.

RACM 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. Buyers and development teams should rely exclusively on their own investigations and analyses.

RACM will honor confidentiality requests to the extent possible. If attachments to the Public Disclosure Statement or portions of your proposal are proprietary, please mark items as such.

CHANGES AND CLARIFICATIONS

Changes and clarifications will be posted on the [RFP website](#). Emails will be sent to those who have signed up on the [Bronzeville email list](#) when this page is updated. Check the website prior to submitting your proposal.

Contact Deshea Agee at dagee@milwaukee.gov or at 414-286-0793 if you have any questions.