



CITY OF MILWAUKEE

75.106 PROPOSAL SUMMARY & PUBLIC DISCLOSURE STATEMENT

This form must be completed by parties or Buyer being assigned property from the City of Milwaukee under State Statute 75.106. Attach additional information as needed or as requested by City staff. Confidential material must be clearly identified as proprietary. Submit with preliminary building elevations and a site plan for land purchases or building rendering and detailed scope of work for building renovations.

Acceptance contingent on approval by the Common Council. All conveyances require final plan approval and firm financing prior to closing. Final construction or renovation plans must conform to the preliminary submittal as approved by the City's Design Review Team. Changes may require Common Council approval. Conveyance is on an "as is, where is" basis and deeds include performance obligations.

PROPERTY

OFFER INFORMATION

Offer Price: \$ _____
Contingences _____

Is the offer being submitted by a licensed broker? Yes No
Broker Name _____ Telephone _____
Firm _____ Address _____

Brokerage fee may be paid.

BUYER IDENTIFICATION

Legal Name _____
Mailing Address _____
Primary Contact _____ Telephone _____
Email _____ FAX: _____
Buyer Attorney _____

Legal Entity Individual(s) If multiple, identify Joint Tenants Tenants in Common
 Corporation LLC Partnership Other _____

If not a Wisconsin corporation/partnership, state where organized: _____

Will new entity be created for ownership Yes No

Principals of existing or proposed corporation/partnership and extent of ownership interest.

Name	Address	Title	Interest
_____	_____	_____	_____
_____	_____	_____	_____

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 DESCRIPTION

Describe project/proposed use: _____

Property Summary Building Area _____ SF # Stories _____ Basement Yes No
Land Area _____ SF # Units _____ # Parking Spaces _____

How will storm water be managed? _____

Will project incorporate any "sustainable" concepts? _____

Will development include private land? Yes No Address _____

Owner occupied business or residence? Yes No
For income property, estimated sale or rental range _____

Will a zoning change be requested? _____

Identify other approvals, permits or licenses (i.e. BOZA, Health Department, etc.) _____

Discuss neighborhood impact/support _____

Note: Project must be fully taxable for property tax purposes. See City Policies below.

DEVELOPMENT TEAM

Developer _____

Environmental Consultant _____

Architect _____

Surveyor _____

Contractor _____

Sales Agent/Property Manager _____

Community Partners _____

Other Members _____

Describe team expertise and experience _____

Other team projects _____

PROJECT BUDGET & FINANCING STRATEGY

Property Acquisition (public & private) \$ _____
 Environmental testing/remediation (estimated) \$ _____
 Demolition (if applicable) \$ _____
 Hard construction/rehabilitation costs (attach scope of work/cost breakdown) \$ _____
 Site Improvements (ornamental fencing, landscaping, etc.) \$ _____
 Soft costs – architectural fees, permits, misc. charges, overhead & profit, etc. \$ _____
 Financing fees \$ _____
 Total Project Budget \$ _____

Budget source Developer Architect Contractor Other _____

Attached detailed summary or pro-forma income analysis as necessary.

Financing Property purchase Financed \$ _____ Equity \$ _____ Grants \$ _____
 Construction/rehabilitation Financed \$ _____ Equity \$ _____ Grants \$ _____

Lender _____

Loan Amount \$ _____ Pre-approved Yes No
 (Attach pre-approval or letter of interest; May be asked to provide evidence of equity)

Grants involved Yes No

Grant Sources _____

Application status _____

Likelihood of award _____

Other funding _____

JOB CREATION

Current Employment (if applicable) _____ Full Time _____ Part Time
 Number of jobs to be created _____ Full Time _____ Part Time
 Number of jobs to be retained _____ Full Time _____ Part Time
 Type of jobs _____

Expected average wage _____

Benefits? Yes No If yes, please specify _____

ESTIMATED SCHEDULE

Final Plan/Specification Preparation _____
 Bidding & Contracting _____
 Firm Financing Approval _____
 Construction/Rehabilitation _____
 Landscaping/Site Work _____
 Occupancy/Lease Up _____

CONFLICT OF INTEREST DISCLOSURE

Buyer 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 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
- Outstanding judgment to the City
- In Rem foreclosure by the City within the previous five years.

Properties are conveyed on an "as is, where is basis." The City discloses that vacant lots may contain old foundations and debris or other subsoil problems and buildings may contain asbestos containing materials and lead for which Buyers are solely responsible. ALTA surveys are not provided. Building encroachments in the right of way may require Special Privilege Permits and are the responsibility of the buyer.

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.

While standard, each transaction is unique and these terms may vary. 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 City. Plan changes may require confirmation by the Common Council.

BUYER'S COMMENTS

BUYER CERTIFICATION & ACKNOWLEDGEMENT

We certify that this Statement for Public Disclosure is true and correct and we understand City policies.

Signature

Title

Date

Signature

Title

Date