

Request for Proposals - Commercial Property

5229 North 51st Boulevard

McGovern Park Neighborhood



LISTING PRICE: \$250,000

Building: Church (approx. 6,000 SF) and parsonage (single family residence with 1,715 SF, which was built in 1953).

Lot Area: 42,233 SF

Zoning: RS6

Assessor records, photographs, and environmental data on website at city.milwaukee.gov/CRE

BUYER DEVELOPMENT OBLIGATIONS:

- Restore building and house, with clear glazing along street frontage.
- Landscaping the parking lot to meet City design standards as specified in Milwaukee Code of Ordinances Ch. 295-405.
- Finish all renovations within 18 months of City's Closing date.
- Owner occupancy preferred in residential property.

POTENTIAL COMMERCIAL USES

- Church and parsonage, Personal Instruction School, Government Office, Bank or other Financial Institution, General retail establishment, Personal Service, Business Service, etc.

Note: Property must be taxable and some uses may need BOZA approval.

Proposals will not be accepted for the following uses: Parking lot, pawn shop, cigarette or cigar shop, gun shop, liquor store, payday or auto-title loan store, medical service facility or other uses prohibited by zoning.

POTENTIAL RESOURCES-IF PROPERTY REMAINS TAXABLE:

- **Business Tool Box** – <https://city.milwaukee.gov/DCD/BusinessToolbox/bids/CommercialRevitalizationFund>
- **Business Financing:** may be available through Milwaukee Economic Development Corporation, MEDOnline.com
- **Focus on Energy Promotions:** energystar.gov/rebate-finder

CITY SALE CONDITIONS:

- Submittals evaluated upon the overall quality and attractiveness of the proposed development, detailed description of the prospective use(s), impact on the business community and adjoining neighborhood, extent and quality of renovations, contribution to the City's tax base, purchase price, job creation and financial viability.
- If non-profit entity acquires the Property, the Buyer agrees that the buildings and parcel will remain fully taxable for property tax purposes or Buyer agrees to enter into a Payment in Lieu of Taxes (PILOT) program with the City of Milwaukee.
- Start-up business asked to submit a business plan with the City's Proposal Summary document.
- Acceptance contingent on Common Council approval and other applicable approvals. Earnest money of 5% of price required within 10 days of approval. Uses requiring City licenses will have concurrent Council consideration with the sale authorization; BOZA approval will be obtained prior to Common Council action.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval (sample on website).

- Conveyance will be “as is, where is” by quit claim deed subject to restrictive covenants for performance, prohibitions for tax exemption, liquor license (except for restaurant with significant food component) and certain uses and reversion of title provision for non-compliance. A Performance Deposit will be required at closing.
- Closing contingent on firm financing and DCD approval of building plans and site plan.
- Buyers must not violate City Buyer Policies. See website at www.city.milwaukee.gov/CRE
- Rehabilitation must be complete within 18 months following closing; Buyer to provide Certificate of Completion.

SHOWINGS: Special showing requirements - **contact (414) 286-5730 for an appointment to view the property.**

REAL ESTATE BROKER FEES:

If Buyer’s Proposal Summary & Public Disclosure Statement was submitted to City by a Wisconsin licensed real estate broker; City at closing, agrees to pay Broker’s Commission of **\$5,000**. Seller shall not pay any broker commission if Buyer and Broker are same or related in any manner.

SHOWINGS:

Through open houses **ONLY**. Wear property footwear for a construction site. Bring a flashlight.

Anyone viewing the premises will need to sign a waiver prior to inspection. The City suggests bringing a general contractor with you.

The property will be open for inspection **ONLY** on the following dates and times:

OPEN HOUSE DATE AND TIMES (SEE Notes Above):

Date: Wednesday, May 15, 2024 from 10 am until 11 am

Date: Friday, May 17, 2024 from 12 pm until 1 pm

Date: Wednesday, May 22, 2024 from 10 am until 11 am

Date: Wednesday, May 29, 2024 from 10 am until 11 am

Date: Friday, June 7, 2024 from 12 pm until 1 pm

SUBMITTAL MUST INCLUDE:

1. “Proposal Summary” (on website) fully completed and submitted to Dwayne Edwards at dkedwar@milwaukee.gov.
2. Detailed description of the proposed development including all uses.
3. Detailed scope of work for renovations, including any landscaping, fencing and parking design.
4. Financing plan including pro-forma and sources of equity.
5. Plan of neighborhood outreach.
6. Project schedule.

SPECIAL NOTES:

- The City of Milwaukee reserves the right to reject any and all proposals for any reason including no reason at its sole discretion, to negotiate the terms and conditions of the eventual contract with the Buyer awarded the purchase and development rights, and to impose additional use and design restrictions, if necessary.
- Unauthorized contact regarding this listing with any City Elected Officials, City staff, Redevelopment Authority of the City of Milwaukee staff or Department of City Development representatives may result in disqualification.
- 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.
- DCD will honor confidentiality requests to the extent possible under Wisconsin Open Record Law. If attachments to the Public Disclosure Statement are proprietary, please mark items as such.
- All questions must be emailed to Dwayne Edwards at dkedwar@milwaukee.gov on or before 12:00 pm (Noon), on July 15, 2024.

SUBMITTAL DUE DATE: Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, WI 53202 to the attention of Dwayne Edwards. **Proposal submission deadline is on or before 12:00 pm (Noon), Wednesday, July 24, 2024.**

CONTACT: Dwayne Edwards, Department of City Development, (414) 286-5735 or dkedwar@milwaukee.gov

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals. The City of Milwaukee reserves the right to reject any and all proposals for any reason including no reason at its sole discretion, to negotiate the terms and conditions of the eventual contract with the Buyer awarded the purchase and development rights, and to impose additional use and design restriction, if necessary.