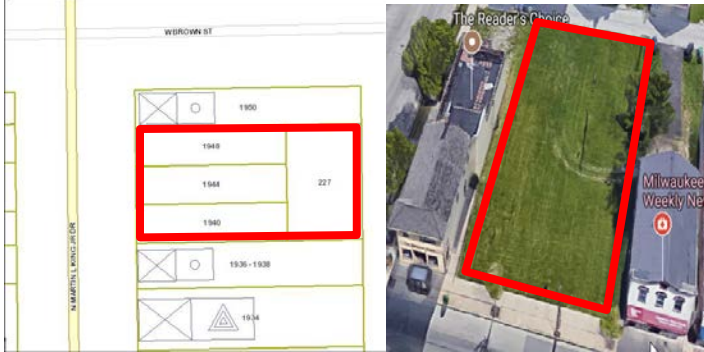


**Transit Oriented Commercial Development**  
**1940, 1944 & 1948 N. Dr. Martin Luther King Jr.**  
**Dr. and 227 W. Brown Street**  
**Historic Dr. Martin Luther King Jr. Drive Area**



**\$73,125 ASKING PRICE (\$6.50/SF)**

Lot Area: Approximately 11,250 SF (75ft x 150ft)  
 Zoning: LB2, Local Business

- Located within National Register Historic District
- Environmental reports and data on website at [milwaukee.gov/CRE](http://milwaukee.gov/CRE)
- Northeast Side Area Plan on website at [www.city.milwaukee.gov/CRE](http://www.city.milwaukee.gov/CRE)
- Property made available for sale by the Redevelopment Authority of the City of Milwaukee (RACM)

**BUYER OBLIGATIONS**

- Construct a new building in accordance with the Historic King Drive New Construction Guidelines at [milwaukee.gov/CRE](http://milwaukee.gov/CRE)
- Assemble all four parcels with a Certified Survey Map
- Finish all construction and obtain an Occupancy Permit within 18 months of closing.
- Satisfy environmental conditions and Responsible Party requirements as required by Wisconsin DNR.

**POTENTIAL COMMERCIAL USES:**

Preferred ground floor uses: General office, business service, medical office, health clinic, financial institution, general retail, art/photography studio, personal/business service, catering, restaurant/café and/or recording studio.

Preferred upper floor uses: multi-family housing, hotel, in addition to those uses listed as preferred ground floor uses

Proposals will not be accepted for the following uses: Parking lot, furniture store, tavern /liquor store, medical service facility (MCO 295-201-375), pawn shop, convenience store, cigarette or cigar shop, gun shop, automotive car lot, check cashing, payday loan or auto-title loan store.

**Note:** Use following development must be taxable; Some uses may need Board of Zoning Appeals (BOZA) approval. Buyer is responsible for obtaining BOZA approval.

**RESOURCES**

- **Signage & Façade Grants.** Information at [city.milwaukee.gov/facade](http://city.milwaukee.gov/facade)
- **Retail Investment Fund.** Information at [city.milwaukee.gov/rif](http://city.milwaukee.gov/rif)
- **Business Financing** may be available through Milwaukee Economic Development Corporation at [MEDOnline.com](http://MEDOnline.com)
- **Property is within the boundary of the Historic King Drive Business Improvement District (BID)** [Kingdrives.com](http://Kingdrives.com)

**SPECIAL NOTES:**

- Unauthorized contact regarding this RFP with any City Elected Officials, City staff, Redevelopment Authority of the City of Milwaukee (“RACM”) staff or Department of City Development (“DCD”) representatives 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 development rights, and to impose additional use restrictions, if necessary.
- The contents of this RFP 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.
- RACM will honor confidentiality requests to the extent possible under applicable law. If attachments to the Proposal Summary and Public Disclosure Statement are proprietary, please mark items as such.

**RACM SALE CONDITIONS:**

- Submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, compliance with the Historic King Drive new construction guidelines as indicated by preliminary site plans and elevations, landscaping plan, contribution to tax base, construction schedule, and financial viability of proposed use.
- Start-up business asked to submit a business plan along with the Proposal Summary.
- Acceptance contingent on RACM and Common Council approval. 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.

- 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), environmental & geotechnical conditions and certain uses and reversion of title provision for non-compliance. A Performance Deposit may be required at closing.
- Closing contingent on proof of firm financing, BOZA and License approval, if applicable, DCD and Historic Preservation staff approval of building and site plans.
- Construction must be complete within 18-months following closing; Buyer to provide Certificate of Occupancy for all uses.
- Buyers must not violate City Buyer Policies (see website [milwaukee.gov/CRE](http://milwaukee.gov/CRE)) at submittal and at closing.

### **SUBMITTAL REQUIREMENTS**

Provide an email copy of the following by the due date:

- 1) Completed “Proposal Summary” - Proposal Summary is attached to this RFP. Also available at [Milwaukee.gov/CRE](http://Milwaukee.gov/CRE)
- 2) Architect vetted, preliminary site and building plans. All plans must be scaled and identify the exterior materials in the building elevations.

**DUE DATE:** Proposals will be accepted until **3PM on SEPTEMBER 15, 2021**. Submit proposals to [rszall@milwaukee.gov](mailto:rszall@milwaukee.gov)

**QUESTIONS:** Questions must be submitted in writing only to [rszall@milwaukee.gov](mailto:rszall@milwaukee.gov) by 3 PM on August 15, 2020. Written answers to questions will be posted for review. Reminder: Unauthorized contact regarding RFP can result in disqualification.

### **EVALUATION CRITERIA**

Proposals will be evaluated by a DCD selected committee, and the Bronzeville Advisory Committee. Please see the attached **evaluation rubric** for criteria upon which proposals will be evaluated.

### **REAL ESTATE BROKER FEES**

The City does not have 1940, 1944 & 1948 North Dr. Martin Luther King Jr. Drive (the “Property”) listed with a real estate broker. If buyer chooses to use a broker, the buyer must pay all broker fees – providing, however, that the City will, only upon a successful closing on the sale of the Property to the buyer, contribute toward buyer’s owed broker fee in an amount equal to \$1,000. City’s contribution toward the broker fee shall only be paid from the sale proceeds. Seller shall not pay any broker commission if Buyer and Broker are same or related in any manner.

**CONTACT:** Rhonda Szallai at 414-286-5674 or [rszall@milwaukee.gov](mailto:rszall@milwaukee.gov) Department of City Development, 809 North Broadway, Milwaukee, WI 53202

No warranty or representation, express 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.



# REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE

## PROPOSAL SUMMARY & PUBLIC DISCLOSURE STATEMENT

This form must be thoroughly completed by parties buying property from the Redevelopment Authority and submitted with architectural plans (scaled and identifying building materials). New construction projects must include a site plan and building elevations; Rehabilitation must include a site plan, façade renderings and detailed scope of work. Attach additional information as needed or as required in the sale listing. Confidential material must be clearly identified as proprietary.

Acceptance contingent on approval by the Authority and the Common Council of Land Disposition Report and Due Diligence Checklist. Sale terms will be outlined in a Purchase & Sale Agreement (sample available; terms tailored to project). Prior to closing, firm financing, RACM approval of final construction plans and building permits must be in place. Final plans must conform to the preliminary submittal as approved by RACM’s Design Review Team. Changes may require Common Council approval. Conveyance is on an “as is, where is” basis and deeds may include restrictions for performance obligations, use, taxation and reversionary provisions for non-performance.

### PROPERTY

### OFFER INFORMATION

Offer Price: \$ \_\_\_\_\_ (RACM to report Market Value to Common Council)  
Contingences \_\_\_\_\_  
Is the offer being submitted by a licensed broker?  Yes  No  
Broker Name \_\_\_\_\_ Telephone \_\_\_\_\_  
Firm \_\_\_\_\_ Address \_\_\_\_\_  
Brokerage fee paid only if outlined in an RFP/listing and only if a broker submits the initial offer.

### BUYER IDENTIFICATION & DEVELOPMENT HISTORY

Legal Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
Primary Contact \_\_\_\_\_ Telephone \_\_\_\_\_  
Email \_\_\_\_\_ FAX: \_\_\_\_\_  
Buyer Attorney \_\_\_\_\_  
Legal Entity  LLC  Corporation  Partnership  Other \_\_\_\_\_  
State organized: \_\_\_\_\_  
 Individual(s) If multiple, identify  Joint Tenants  Tenants in Common  
Will new entity be created for ownership  Yes  No  
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 DESCRIPTION

Detailed project/use description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Summarize Building Total SF \_\_\_\_\_ Commercial \_\_\_\_\_ SF Housing \_\_\_\_\_ SF  
If addition \_\_\_\_\_ Existing SF \_\_\_\_\_ New SF \_\_\_\_\_  
Total Units \_\_\_\_\_ Commercial units \_\_\_\_\_ Housing units \_\_\_\_\_  
# Stories \_\_\_\_\_ Basement  Yes  No  
Total Parking : \_\_\_\_\_ Surface spaces \_\_\_\_\_ Enclosed spaces \_\_\_\_\_  
Total Land SF \_\_\_\_\_ City area \_\_\_\_\_ Private area \_\_\_\_\_  
If include private property, addresses \_\_\_\_\_

Storm water management techniques \_\_\_\_\_

“Sustainable” elements \_\_\_\_\_

Owner occupied business or residence?  Yes  No If new business, attach business plan.

For income property, estimated sale or rent 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). Future tax implications to be reported to the Council.

## DEVELOPMENT TEAM & HISTORY

Developer \_\_\_\_\_

Architect \_\_\_\_\_

Surveyor \_\_\_\_\_

Contractor \_\_\_\_\_

Sales Agent/Property Manager \_\_\_\_\_

Community Partners \_\_\_\_\_

Other Members \_\_\_\_\_

Describe team expertise and experience \_\_\_\_\_  
\_\_\_\_\_

Other team project \_\_\_\_\_

**Attach a statement of Buyer’s development history (required per 304-49-5b-4, MCO). Include identification of all developer projects.**

Estimated Small Business Enterprise (SBE) Use \_\_\_\_\_ % of total budget or \$ \_\_\_\_\_

Potential contactors (name and/or type) \_\_\_\_\_



**CONFLICT OF INTEREST DISCLOSURE**

Buyer covenants that no member of the Redevelopment Authority of the City of Milwaukee or the Common Council of the City of Milwaukee, nor any of its officers or employees, 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: \_\_\_\_\_

**REDEVELOPMENT AUTHORITY 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:

- No delinquent taxes due the City of Milwaukee
- No building or health code violations that are not being actively abated
- No convictions for violating an order of the Department of Neighborhood Services or Health Department within the previous year
- No judgment due to the City or Redevelopment Authority
- Not subject to a City of Milwaukee In Rem foreclosure within the previous five years.

Properties are sold 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 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.

A Historical Land Use Investigation prepared by City staff is provided for informational purposes. Buyer is solely responsible for an independent Phase I Environmental Site Assessment if desired. Buyer shall be responsible for all remediation and regulatory closure costs, if any. Buyer acknowledges that regulatory closure may require deed notifications and/or registry on a GIS system.

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. Mandatory use is required for below-market sales. A SBE Agreement may 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 RACM 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 true and correct and we understand RACM policies.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

**Bronzeville Advisory Committee RFP Submittal Survey**

**\*Respondents are to consider and respond to sections 1, 2, and 3. Sections 4 and 5 are for internal use only.**

**1. Property Information (each item may not be applicable)**

Property Address or Addresses	
Description of Property Type	
Current Zoning	
Definition of Current Zoning	
Description of Property Condition	
Date of City/RACM Acquisition	

**2. General Proposal Information (each item may not be applicable)**

	Proposal
<b>Company Name</b>	
<b>Company member names</b>	<h1>PROPOSAL EVALUATION CRITERIA</h1> <p><b>FOR INFORMATIONAL PURPOSES ONLY - DO NOT FILL OUT THE FOLLOWING PAGES</b></p>
<b>Offer Price</b>	
<b>Contingencies</b>	
<b>Known Licenses or Zoning Change Requirements</b>	
<b>Proposed Use of Property</b>	
<b>Estimated Completion Date from Proposal</b>	
<b>Developer Team Projects in Progress or Pending (incomplete)</b>	
<b>Project Budget (Site investment / Future tax base)</b>	
<b>Financial Viability of Project based on Budget and Plan Provided</b>	
<b>Parking Included in Project or Plan for Additional Parking</b>	
<b>Job Creation</b>	
<b>DCD Background Check Results</b>	

**ADDITIONAL COMMENTS:**

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**3. Experience of the Development Team (each item may not be applicable)**

	Proposal
<b>Developer Team Experience</b>	
<b>Developer Team Completed Past Projects</b>	
<b>Developer Team Experience with City/RACM Projects</b>	
<b>Does Project Require Historical Renovation?</b>	
<b>Developer Historical Renovation Experience</b>	
<b>Does Project involve Brownfield Development?</b>	
<b>Developer Brownfield Experience</b>	
<b>Does Project use Tax Credit financing?</b>	
<b>Developer Tax Credit Experience</b>	

**ADDITIONAL COMMENTS:**

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Date of Review:



**4. Bronzeville Advisory Committee Submittal Evaluation (each item may not be applicable)**

**FOR COMPLETION ONLY BY STAFF AND COMMITTEE**

	Proposal
Desirability of Proposed use	
Impact on the Neighborhood	
Quality and Appropriateness of Business Plan	
Extent and Quality of Renovations	
Appropriateness of Site Plan and Elevations	
Scope of Work – Appropriate for Project	
Consistency with neighborhood plan or plans, if any	
Quality and appropriateness of Parking plan	

**5. Bronzeville Advisory Committee Submittal Evaluation - Additional Criteria (each item may not be applicable)**

**FOR COMPLETION ONLY BY THE COMMITTEE**

On a scale of 1-10 with 1 being strongly disagree, 5 being neutral, and 10 being strongly agree, please rate each of the following:

	Proposal
Local community representation and/or inclusion in design, leadership, operations, and utilization of a project	
Influence of Bronzeville arts, culture, and entertainment elements creatively in a project	
Buyer/Developer outreach and community meetings, and engagement with area stakeholders	
How does the project incorporate the identity of Bronzeville?	
Does the construction portion feature companies that meet or exceed their SBE/RPP requirements?	

**COMMENTS:**

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