

Request for Proposals

Adaptive re-use of former Frederick Douglass School at 3409 North 37th Street

LIST PRICE: \$240,000



Building: 45,110 SF constructed in 1954; vacant since 2006

Lot Area: 45,561 SF (1.5 acres)

Zoning: RT2

Buyer is responsible for applying for zoning entitlement for proposed use if required.

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

BUYER DEVELOPMENT OBLIGATIONS

- Adapt existing building for alternate use or demolish and redevelop site.
- Apply for and receive rezoning of property or Board of Zoning Appeals (BOZA) approval for proposed use as needed.
- Complete renovations and achieve certificate of occupancy within 18 months of sale closure.
- Upgrade parking areas and landscaping to meet City design standards as specified in Milwaukee Code of Ordinances Ch. 295.
- Provide a fully taxable use with deed restriction prohibiting future tax exempt status.
- Enter into an agreement requiring best efforts to utilize City-certified Small Business Enterprises and individuals certified through the City's Resident Preference Program for construction activity.

PREFERRED USES

- 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 that do not promote economic activity and stability in the area.

Note: Property must be taxable. Some uses may need BOZA approval or a zoning change.



CITY SALE CONDITIONS

- Submittals evaluated on offer price, proposed use, impact on the community and adjoining neighborhood, extent and quality of renovations, contribution to tax base, experience of the developer, project schedule and financial viability of project.
- Acceptance of offer contingent on Common Council approval. Proposer will likely be asked to present redevelopment plan to a community meeting before the offer is considered by the Common Council.
- Proposers are encouraged to include, in their proposal, letters of interest or commitment from any community partners.
- Incomplete offers will be rejected.
- Following Council approval, Buyer will be required to enter into a Purchase and Sale Agreement (“PASA”) that outlines the Buyer’s obligations. Sample PASA available at www.milwaukee.gov/SurplusSchools.
- 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.
- Closing contingent on documentation of project financing, Dept. of City Development approval of building plans and site plan, and Common Council approval of zoning change if required.
- Buyer to provide performance deposit at closing. Deposit returned upon Buyer’s presentation of a Certificate of Occupancy for the renovated building.
- Rehabilitation must be complete within 18 months following closing of sale; Buyer to provide Certificate of Occupancy.

No brokerage fee will be paid for this transaction. City reserves the right to reject all proposals.

Showings: Reach out to the point of contact listed below to schedule a showing.

Contact: Rhonda Szallai, Department of City Development, (414)286-5674 or rszall@milwaukee.gov

Submittal: Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, Wisconsin 53202 to the attention of Rhonda Szallai. Proposals will be accepted and reviewed on a continuous basis. Submit **one hard copy and one electronic copy** of the following:

- 1) Completed “Proposal Summary and Public Disclosure Statement – Surplus MPS Property for Adaptive Re-Use” form available at www.city.milwaukee.gov/SurplusSchools. This document must include the offer price for the property.
- 2) Provide a detailed scope of work and a scaled rendering of the building identifying exterior building materials and site plan for construction if new construction is planned. If renovating building, provide scope of work for renovation and site plan.
- 3) Provide Information regarding the proposer’s development experience, including experience involving adaptive reuse. Provide addresses, descriptions and photographs of projects to illustrate the proposer’s body of past work.

All proposers will be evaluated with respect to compliance with City Buyer Policies prior to evaluation of proposal. See description of Buyer Policies at www.city.milwaukee.gov/SurplusSchools. Any proposer in violation of these Policies will be eliminated from consideration.

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.