

Request for Proposals

Adaptive re-use of former Phillis Wheatley School at 2442 North 20th Street



LIST PRICE: \$585,000 APPRAISED VALUE

Building: 84,222 SF constructed in 1902

Lot Area: 165,853 SF

Zoning: RT4

Application for rezoning to permit multi-family development is in process. Buyer is responsible to obtain any additional zoning entitlements required for mixed-use elements of project.

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

PROJECT VISION

PROPOSAL SOUGHT FOR A REDEVELOPMENT PLAN THAT WILL ATTRACT RESIDENTS WHO ARE COMMITTED TO ACHIEVING AND SUSTAINING A HEALTHY PERSONAL LIFESTYLE AND BUILDING A COHESIVE COMMUNITY. THE LOFT-STYLE APARTMENTS, AMENITIES AND FEATURES OF THE BUILDING AND SITE WILL BE A SPRINGBOARD FOR A HOLISTIC, HEALTHY LIFESTYLE; ENTREPRENEURSHIP; SOCIAL RESPONSIBILITY, AND COMMUNITY ENGAGEMENT. RESIDENTS WILL OWN SHARES IN A GROCERY CO-OP WITHIN THE BUILDING, AND BE RESPONSIBLE FOR OPERATING IT. THEY ALSO WILL TAKE RESPONSIBILITY FOR ESTABLISHING SHARED STANDARDS OF CONDUCT AND PARTICIPATION FOR RESIDENTS.

BUYER DEVELOPMENT OBLIGATIONS

- Adapt existing building and site for use as a mixed-use project that includes residential units and other elements that encourage healthy living and entrepreneurial activity. These elements should include: (1) space for a co-op grocery store within the building; (2) fitness facility within the building; (3) outdoor children’s play area; (4) outdoor basketball courts; (5) shared incubator/work space; (6) technology-enabled community meeting space; (7) garden plots for residents.
- Complete renovations and achieve certificate of occupancy within 18 months of sale closure.
- Upgrade parking areas 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.

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.
- Proposers are encouraged to include, in their proposal, letters of interest or commitment from community partners that can support the development of urban agriculture, entrepreneurial opportunity, healthy lifestyles, and operation of a grocery co-op.
- Offers below list price will be rejected.
- Acceptance of offer contingent on Common Council approval.
- 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. City may require a performance deposit when the PASA is executed; performance deposit to be returned upon Buyer’s documentation of Certificate of Occupancy.
- 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 and Certificate of Occupancy must be obtained within 18 months following closing of sale.

No brokerage fee will be paid for this transaction. City reserves the right to reject all proposals and request additional information from applicants after the proposal deadline date and time.

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 until September 14, 2018 at 12:00pm.** 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.