



CITY OF MILWAUKEE

PROPOSAL SUMMARY & PUBLIC DISCLOSURE STATEMENT

This form must be completed by parties buying property from the City of Milwaukee. Attach additional information as needed or as required in an RFP. If you attach confidential material, clearly identify if the attachments are proprietary.

PROPERTY 821-33 East Locust Street

OFFER INFORMATION

Offer Price: \$
Contingences

Is the offer being submitted by a licensed broker? Yes No
Broker Name Telephone
Firm Address
Brokerage fee paid as outlined in the RFP and only if a broker submits the initial offer.

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

DEVELOPMENT TEAM

Developer

Community Partners

Architect

Surveyor

Contractor

Sales Agent/Property Manager

Other Members

Describe team expertise and experience

Other team projects

Estimated Emerging Business Enterprise (EBE) Use % of total budget or \$
Potential contactors (name and/or type)

CONFLICT OF INTEREST DISCLOSURE

Buyer covenants that no member of 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:

City POLICIES

The City will not sell property to buyers whom are:

- Tax delinquent to the City as an individual or member of a corporation or partnership
- Unabated code violations or an extensive history of code violations
- Convicted of a felony crime that affects property or neighborhood stability
- Been subject to a City judgment within the previous five years

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

A Phase I Environmental Assessment will be provided at no cost to buyer except for residentially zoned property. Phase II testing costs are shared equally. Remediation will be conducted in the most cost effective manner to obtain closure and may require deed notifications and/or registry on a geographic information system.

Buyers are expected to comply with the City's Emerging Business Enterprise (EBE) goal of 18% of the total project budget. A Best Efforts EBE 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.

While standard, each transaction is unique and these terms may vary.

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