



Official Notice No. 57101
Request for Proposal

Riverwest

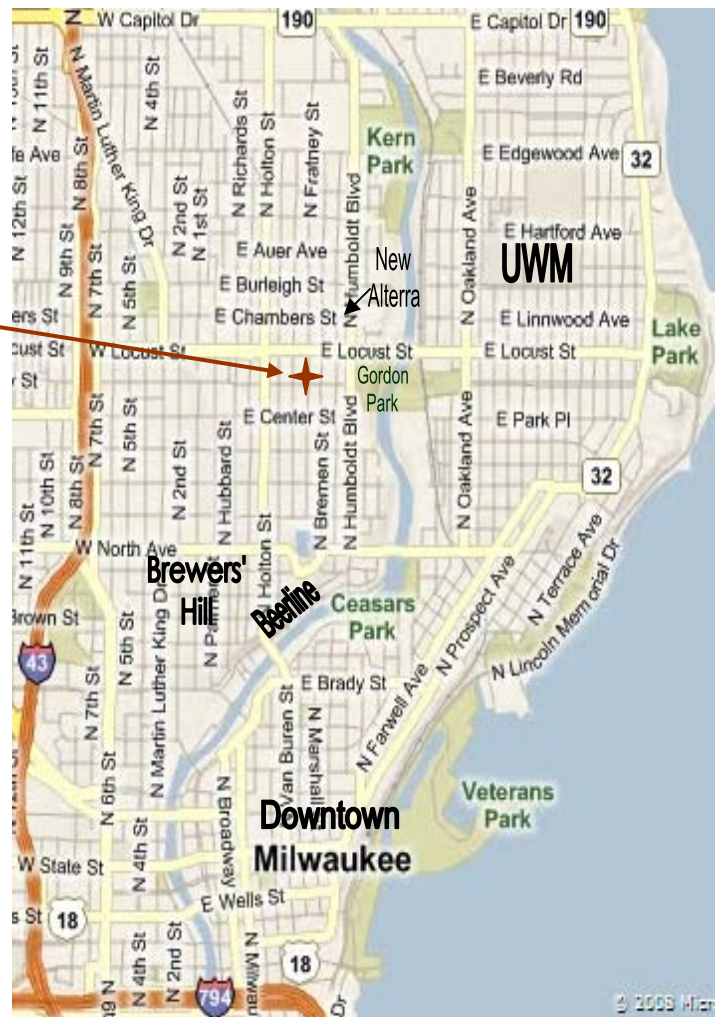
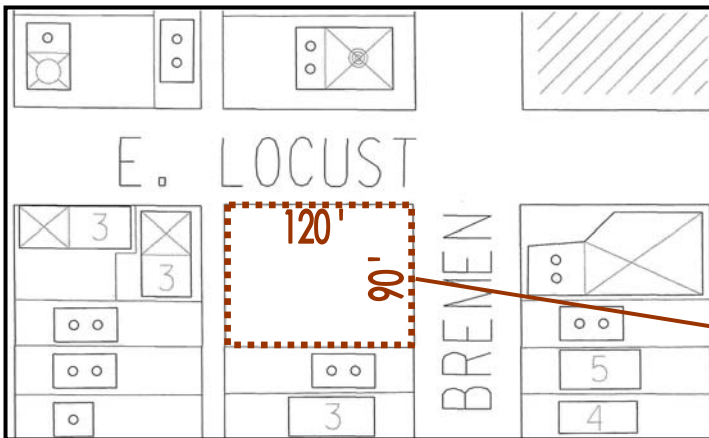
Development Opportunity

821 East Locust Street



Riverwest – a vibrant and eclectic Milwaukee neighborhood – has a key corner parcel ready for development. The Redevelopment Authority of the City of Milwaukee (RACM) is seeking proposals for the purchase of the lot at 821-33 East Locust Street that is currently used as a community park and seasonal farmers’ market. We are looking for a project that contributes to the Riverwest commercial district and residential community.

Locust Street, on the West Bank of the Milwaukee River, is a unique mix of live music venues, yoga and tai chi studios, corner taverns, Chinese medicine, book stores, art galleries, automotive uses, volleyball tournaments and aquarium emporiums plus the new home of Alterra Roasters and coffee shop. This corridor is the heart of Riverwest and offers great proximity to the University of Wisconsin Milwaukee, the Beerline, Brewers’ Hill and downtown Milwaukee. Besides contributing to the Riverwest community, site development is a key element for the Northeast Planning Area. To learn more about the Plan go to <http://www.mkedcd.org/planning/plans/Northeast/index.html>. More neighborhood information is available at <http://www.mkedcd.org/purchasingpower/pdfs/53212.pdf>



ASKING PRICE

\$108,000 minimum, plus the commitment to develop the property. No brokerage fees will be paid. The property will be sold "as is and where is."

PROPERTY

A 10,800 SF vacant lot with 120 feet on Locust and a depth of 90 feet. The property is currently used as seasonal farmers' market and a green gathering space. The site is zoned LB2, Local Business. Information about the Zoning Code is available at <http://www.mkedcd.org/czo/index.asp>

RACM discloses that the site may contain foundations from a prior building demolition. Site fill was replaced in 2006 as part of the remediation, but the bearing capacity is unknown. RACM shall allow the Developer to conduct a geotechnical investigation prior to closing.

PROPERTY USE & DEVELOPMENT GOALS

RACM is seeking a project that:

- Provides year-round use that positively impacts the Riverwest business and residential community.
- Incorporates community open space that accommodates the seasonal farmer's market and is publically accessible during daylight hours.
- Adheres to the [RFP Design Criteria](#) (see [website](#)) and the City's zoning and building codes.
- Contains pedestrian-oriented rather than traffic generating uses on the ground floor.
- Expands housing opportunities in the area. Residential use on the upper floors is preferred by the Northeast Plan, but full commercial occupancy is permitted; Residential occupancy on the first floor is permitted, but not preferred.
- Increases area employment with preference will be given to projects that result in jobs paying family supporting wages and benefits.
- Provides a minimum of two sustainable or "green" elements with preference to more sustainable elements and/or [LEED® certification](#).
- Is taxable and expands the City's revenues in offering price and property value.
- Is financially viable in terms of cost projections, financing strategy and future revenues.

Additional use and development controls may be required by the LB2, Local Business, zoning. Check the zoning code at www.mkedcd.org/czo.

Prohibited uses: Tax-exempt use, seasonal use as the sole year-round use on the ground floor, day-care center, church, social service facility, pawn shop, automobile sales or repair, service station, convenience store, liquor store, cigarette or cigar shop, gun shop, payday or auto-title loan store, fast food restaurant, use that requires a drive-through lane and tavern (unless food service is the major component).

RFP CONNECTIONS

Have good idea, but need a tenant or partner? Are you missing an environmental consultant or architect? Where can you go for financing? Our RFP Connections page may be able to link you with potential tenants/owners, developers, development consultants and/or lenders-investors who are interested in this project.

Submit your name, firm, contact information, interest/role on the [RFP Connections Input Form](#) and RACM will post the information on the RFP website. Parties can then contact you to join their development team or you can reach out to others to be on your team. Check the Connections Page often for new postings.

Editorial comments concerning the RFP, potential use or participant shall not be permitted and will be deleted from any submission. RACM makes no representations about the qualifications of the consultant or tenant or about the desirability of the potential use.

BROWNFIELD IMPLICATIONS

RACM discloses that the property contains soils and groundwater contaminants that are subject to regulation by federal, state and local regulations. The following reports and correspondence are available on our [website](#):

- [Phase II Environmental Site Assessment](#), November 7, 1996, Giles Engineering Associates (Giles)
- [Responsible Party Letter](#), January 28, 2002, Wisconsin Department of Natural Resources (WDNR) to BDGI Partnership, subsequently assumed by the City and RACM
- [Phase I Environmental Site Assessment](#), January 14, 2003, City's Environmental Scientist
- [Site Investigation Report](#), January 15, 2003, Giles
- [Request for Case Closure](#), March 3, 2008, Giles
- [Final Case Closure Letter](#), July 10, 2008, WDNR

RACM makes no representation concerning findings, information or opinions in the environmental reports. Proponents may schedule and appointment to inspect the City's full environmental file.

The property is listed on the WDNR's GIS registry for soil and groundwater impacts. The property will be sold in its "as is, where is" condition. The Developer will be required to comply with WDNR case closure requirements and to accept assignment of WDNR's Responsible Party letter at closing.

PROPOSAL PROCESS

Submit the following information on or before **2:00 pm on April 21, 2009**

- **Project Summary & Public Disclosure Statement** (available on our [website](#)). Complete fully and discuss:
 - Offering price
 - Proposed use and its contribution to the Riverwest business district and residents
 - Developer and development team; Address the team's experience with Brownfield development, building construction and management
 - Prospective tenants (or user) and rent/price range for both commercial and/or residential units
 - Project budget; Hard and soft costs for the building and site improvements; identify source of estimates
 - Financing strategy and your ability to obtain funds; include a letter of interest from a financial institution
 - Proforma income and expense analysis for property operation if possible
 - Business plan if the project will involve a start-up business
 - Job retention and/or creation and estimated wage rates
 - Emerging Business Enterprises use – amount and possible subcontractors
 - Sustainable or "green" elements and/or LEED® certification
 - Project schedule from approval through occupancy
- Preliminary architectural plans. Plan must conform to the RFP Design Criteria and be scaled.
 - Site plan must showing building placement, community space, parking, site access and landscaping. A curb cut to Locust is prohibited and Bremen access is discouraged.
 - Building elevations that identify building materials

Five copies of the proposals must be **received and time stamped** before the deadline at 2nd Floor Bid Desk, 809 North Broadway, Milwaukee, WI 53202-3716. Write "821-33 E Locust" on the envelope.

Proposals submitted after the deadline or to other locations will be returned or destroyed.

REVIEW & SELECTION

The Development Goals and following criteria will be used to review the proposals:

- Amount of the offering price & tax base to be generated by the project
- Contribution of the proposed uses to the Riverwest business district and residential neighborhood with preference to projects that increase pedestrian activity and minimize adverse impacts
- Usability and integration of open space and farmers' market in the development
- Quality and attractiveness of the proposed building and site improvements with emphasis on the compatibility to the Riverwest community
- Adherence to the RFP Design Criteria, building code and zoning code
- Project budget and reasonableness of cost and income estimates
- Financial feasibility and soundness of the financing strategy
- Developer's expertise, including Brownfield experience, and capacity
- Incorporation of sustainable elements, with additional consideration given to multiple elements and LEED® certification
- Job creation and/or retention of family-supporting jobs
- Amount of housing to be provided
- Use of Emerging Business Enterprises (EBE's)
- Timely Project Schedule

Finalists may be interviewed before the proposal is presented to RACM and the Common Council for approval.

The selected proposal will be presented to the RACM Board and to the City's Common Council for formal acceptance and authorization of a Purchase and Sale Agreement. Within five business days of Council approval, Developer must submit an executed Purchase and Sale Agreement and \$3,240 Earnest Money that will be credited toward the purchase price for a timely closing. A [sample document](#) is available on our [website](#).

CONTINGENCY PERIOD & CLOSING

The Developer will be given a six-month period after Council approval to obtain the final construction plans, building permits and firm financing. Closing will occur once all project elements are in place – RACM approval of final plans, Developer execution of an EBE Agreement, issuance of building permits, and receipt of financing without contingencies. Final plans must be consistent with the RFP submission and incorporate any changes

recommended by RACM staff. The Developer must begin construction within 30 days of closing and be completed within twelve months. RACM will convey title by Quit Claim Deed on an "as is, where is" basis subject to reversionary rights for non-performance and a deed restriction prohibiting property tax exemption. RACM will provide title insurance in the amount of the purchase price. A \$10,000 Performance Deposit will be required at closing and will be held until satisfactory completion of the project.

FINANCIAL ASSISTANCE

The City of Milwaukee has financing tools that may assist with the commercial portion of the property. Contact Rhonda Manuel, Neighborhood Business Team Manager, at 414-286-2037 to discuss the following programs:

- A Façade Grant and/or Façade Loan may be available to help with the storefront construction. The Developer may be eligible for up to \$5,000 per full time employee (FTE) created. See <http://www.mkedcd.org/business/busfac.html> for information on eligibility requirements and grant conditions.
- The Retail Investment Fund (RIF) is available for first floor retail use. The RIF grant is determined by the size of the retail space, private investment and job creation up to \$5,000 per FTE job. This is a reimbursement program where a grantee is reimbursed for pre-approved expenses. Funds cannot be disbursed until all conditions of the grant contract have been fulfilled, including job creation. Detail information is available at <http://www.mkedcd.org/business/busrif.html>.

Milwaukee Economic Development Corporation – MEDC – lends money to businesses in conjunction with conventional financing. To qualify, the project must include a percentage of owner occupancy and cannot include liquor stores, gun shops, taverns or tattoo parlors. More information is available at www.medconline.com.

The Small Business Administration (www.sba.gov) and the Women's Business Center (www.onlinewbc.gov), are excellent resources providing information on starting, financing and managing a small business.

RACM POLICIES

➤ Emerging Business Enterprises

Emerging Business Enterprises (EBE) participation is required. RACM's goal is 21% of the total budget and an EBE agreement with the City is required prior to closing. A [sample agreement](#) can be found on our [website](#). The City EBE office is also an excellent resource to locate subcontractors. For more information, visit the City's EBE website at <http://www.milwaukee.gov/EBE Website>.

➤ Developer Policies

Proposals will be rejected from any party (as an individual or as part of an entity) who:

- Is delinquent in the payment of real or personal property taxes in the City of Milwaukee
- Has an outstanding judgment from the City of Milwaukee
- Has been subject to a property tax-foreclosure by the City within the previous five years.
- Has outstanding health or building code violations or orders from the City's Health Department or Department of Neighborhood Services that are not actively being abated.
- Has been convicted of a felony that affects neighborhood stability, health, safety or welfare.
- Has outstanding offers to purchase or uncompleted performance on a RACM or City sale except upon approval of RACM Executive Director based on history of satisfactory performance.

Tax and court records will also be checked prior to Closing. If any of these conditions are found to exist at Closing, RACM will terminate the Purchase and Sale Agreement and retain all fees as liquidated damages.

OTHER APPROVALS

If the selected proposal requires obtaining approval of the Board of Zoning Appeals (BOZA), RACM will work with the Developer to obtain such approval prior to presentation to RACM and the Common Council. BOZA is an independent body and selection of a proposal by the Review Committee does not ensure BOZA approval. If such action is required for the selected proposal, RACM will provide a mechanism for the Developer to obtain such approval prior to formal action by RACM or the Council. If the selected proposal requires a zoning change, such a request shall be presented to the Common Council with the sale authorization.

SPECIAL NOTE

Unauthorized contact regarding this RFP with any RACM staff, other City policy staff, elected officials or Department of City Development 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 purchase and development rights, and to impose additional use restrictions, if necessary.

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. RACM will honor confidentiality requests to the extent possible. If attachments to the Public Disclosure Statement are proprietary, please mark items as such.

CHANGES AND CLARIFICATIONS

Changes or clarifications will be posted on the [RFP website](#). Check the [website](#) prior to submission.

QUESTIONS

Contact Matt Haessly in RACM's Real Estate Section at mhaess@milwaukee.gov or 414/286-5736 if you have any questions.