



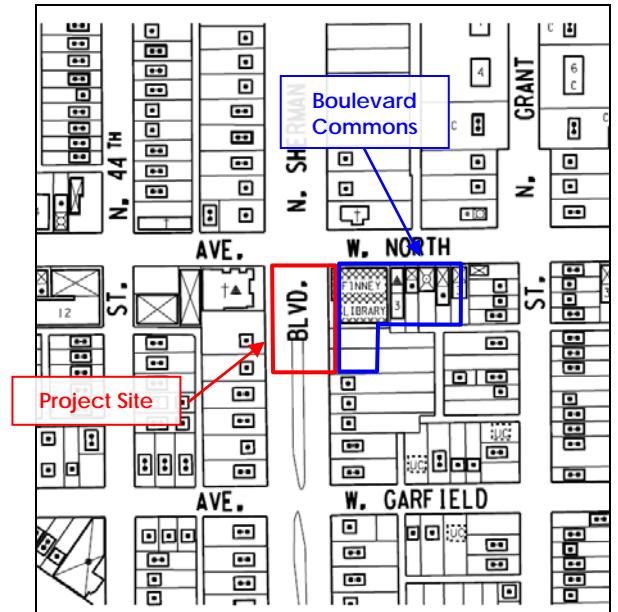
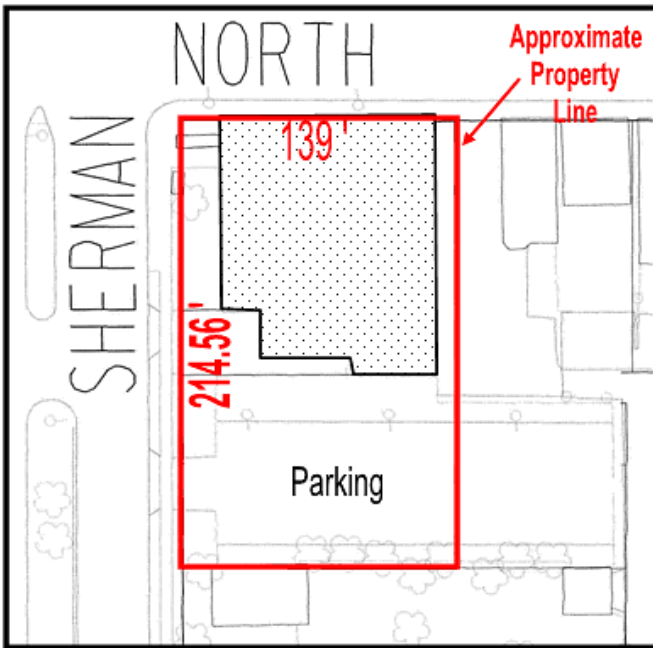
Request for Proposal

A New Chapter for the Former Finney Library

Official Notice #57070



The City of Milwaukee is seeking development proposal for the former Finney Library at 4243 West North Avenue. Help us turn a new page in the history of this unique property.



PROPERTY

Southeast corner of West North and Avenue North Sherman Boulevard in the Sherman Boulevard Historic District.

9,000 SF, single-story building, plus partial basement. Originally constructed in 1952, an addition was constructed in 1972. Recent improvements include a new boiler in 2001 and a new roof in 1993. The building is wired for phone and internet service and has two electrical services: a single phase service fused at 250 amps, a 120/240 volt system, but capable of a 400 amp rating and a 3-phase, 200 amp rated service, 240 volts ground b-phase system.

The parcel size is approximately 29,800 square feet with 139 feet along North Avenue and about 215 feet along Sherman Boulevard including approximately 11,700 Square feet of parking area and will be subject to shared access and [Drainage Easement](#) with the owner of the parcel east of the Library.

ASKING PRICE

The asking price is \$290,000. Since renovation costs may vary greatly for acceptable uses, proposals will be evaluated by a combination of price and total investment. No brokerage fee will be paid. The property will be sold "as is and where is" therefore, budget for the unexpected.

PROPERTY USE

Zoning: LB2 Local Business. The LB2 district encourages commercial activities that serve local residents. Permitted uses and development requirements can be found in the City's zoning code on our web site at <http://www.mkedcd.org/czo>.

Commercial use that positively impacts the surrounding residential neighborhood and the North Avenue Commercial District is preferred. The developer to be the end user or have a committed tenant. The use must be taxable. Pedestrian oriented businesses, rather than major traffic generators, are also preferred. Multi-tenant use is permitted.

Day care centers, churches and social service facilities, pawn shops, convenience stores, liquor stores, cigarette or cigar shops, gun shops, payday or auto-title loan stores and taverns (unless food service is the major component) are prohibited.

DEVELOPMENT CRITERIA

Restore the existing building and add site improvements according to the following guidelines:

- Retain and repair the existing commercial storefront
- Add ornamental fencing and landscaping along the parking lot
- Renovate the building interior for the proposed use
- Do not add windows or doors to the street facades except upon approval by Historic Preservation
- Security bars are prohibited

Additional information can be obtained at <http://www.mkedcd.org/planning/hpc/index.html>.

For information about the Sherman Boulevard Historic District visit <http://www.mkedcd.org/planning/hpc/reports/HDShermBlvd.pdf>.

PROPERTY SHOWING

Three showings are scheduled as follows:

Thursday, August 14, 2008	1:00 P.M. to 2:00 P.M.
Thursday, August 21, 2008	10:00 A.M. to 11:00 A.M.
Thursday, August 28, 2008	9:00 A.M. to 10:00 A.M.

Check our website for additional showings at <http://www.mkedcd.org/realestate/Finney/Main.html>.

PROPOSAL PROCESS

Submit the following information on or before **2:00 pm on September 19, 2008**

- **Project Summary & Public Disclosure Statement**
 - Clearly describe your project
 - Discuss the proposed use and its contribution to the Sherman Boulevard Historic District and North Avenue Commercial District
 - Proforma on expected rents/sales and expenses during occupancy to stabilized condition for all users
 - Tenant's letter of commitment
 - Outline your budget and financing strategy
 - Delineate your schedule
- Scope of work for interior renovations. If the building exterior will be altered, preliminary elevations must be submitted with the proposal.
- Preliminary site plan showing parking and landscaped areas.

Proposals must be received and time stamped at the 2nd Floor Bid Desk, 809 North Broadway, before the deadline. Write "Finney Library" on the envelope. Please provide five copies of the proposal. Proposals submitted after the deadline or to other locations will be returned or destroyed.

REVIEW & SELECTION

Submissions will be reviewed by DCD staff within two weeks of submittal according to the following criteria:

- Contribution of the proposed business on the Sherman Boulevard Historic District and North Avenue Commercial District
- Tenant's stability
- Minimization of adverse impacts on the surrounding residences
- Adherence to established Design Standards and building and zoning codes
- Total project budget – a combination of the offering price and estimated rehabilitation costs -- and tax base to be generated by the project
- Developer's competence, expertise and experience with similar projects
- Feasibility of the project and appropriateness of the proposed financing strategy
- Proposed level of Emerging Business Enterprise (EBE) participation
- Incorporation of sustainable elements (at least one element required)
- Job creation
- Project schedule

Top candidates may be interviewed by the review panel. A recommendation will be made to the Common Council on the selected buyer. After Council approval, the buyer must submit a \$5,000 option fee/earnest money within ten days. The Buyer can request prior access to the property to prepare renovation plans.

OPTION PERIOD & CLOSING

The Council will grant a six-month option for the Buyer to obtain the final scope of work, site plans, building permits and financing. The site is within the Sherman Boulevard Historic District and under the protection of Milwaukee's Historic Preservation Ordinance. A Certificate of Appropriateness must be obtained from the Historic Preservation Commission prior to Closing and obtaining any building permits. Historic Preservation and Planning staff are available to provide guidance as you prepare your proposal. Closing will occur once all project elements are in place – final plan approval, building permits Certificate of Appropriateness and financing. Final plans must be consistent with the RFP submission. The Buyer will be expected to finish all work within 12 months. The City will convey the property by Quit Claim Deed on an "as is, where is" basis and will provide evidence of title. [Sample documents](#) -- Option to Purchase and Agreement for Sale – are available on our website.

ENVIRONMENTAL

Phase I Environmental Site Assessment is available upon request. No further investigation will be provided by the City.

FINANCING OPTIONS

The City of Milwaukee has several financing tools that may be available to assist in the redevelopment such as façade grants or business loans. Please see go to <http://www.mkedcd.org/business/index.html> for more information. The property is located in West North Avenue (#40) Tax Incremental Financing. A façade grant may also be available for significant restoration work. More information on the façade grant program can be found at <http://www.mkedcd.org/business/busfac.html>.

CITY POLICIES

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

- Is delinquent in the payment of taxes for property in the City of Milwaukee
- Has outstanding judgments from the City or if the City acquired property-tax-foreclosure judgment
- 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 causes concern with respect to neighborhood stability, health, safety or welfare
- Has outstanding offers to purchase or uncompleted performance on another City sale except upon approval of Commissioner based on history of performance

Tax and court records will also be checked prior to Closing. If any of these conditions are found to exist, the City of Milwaukee will terminate the Purchase and Sale Agreement.

OTHER APPROVALS

Buyer is solely responsible for obtaining approval of the Board of Zoning Appeals for uses or development requirements that are not expressly permitted by the zoning code. If BOZA approval is required, DCD will provide buyer with a site control letter to allow buyer to obtain such approval prior to Common Council action.

SPECIAL NOTE

Unauthorized contact, including discussion or disclosure to the media or unauthorized contact with any other City policy staff, personnel or Department of City Development representatives regarding the RFP or the proposed development of property may result in disqualification.

The City 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.

The City 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

Any changes or clarifications will be posted on the [RFP website](#). E-notify messages will be sent to those who have signed up for Development Opportunities when this page is updated. Check the website to sign up for E-notify/Development Opportunities.

QUESTIONS & ADDITIONAL SHOWINGS

Contact Karen Taylor at ktaylor@milwaukee.gov or 414.286.5738 if you have any questions.