



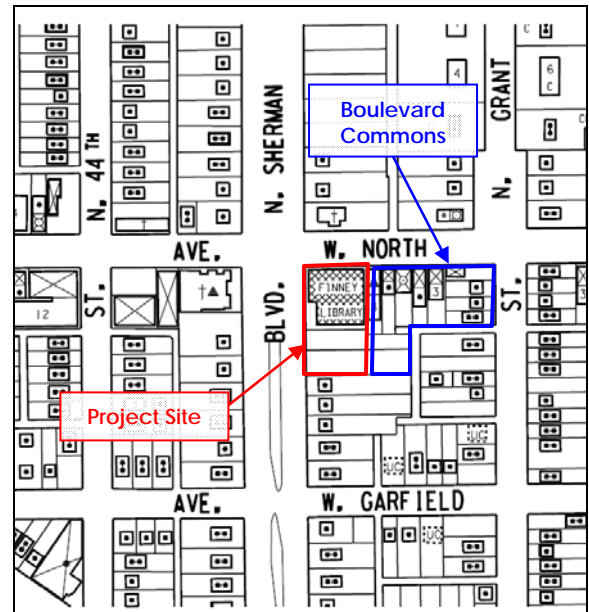
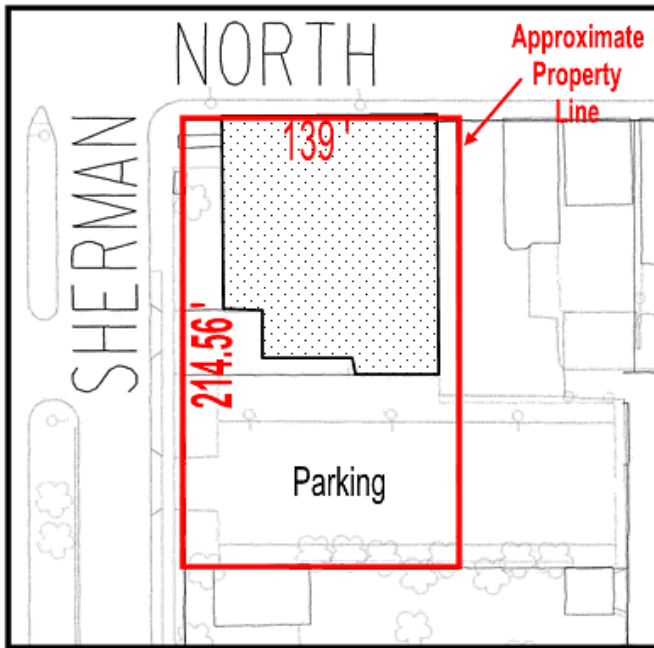
# Request for Proposal

## A New Chapter for the Former Finney Library

Official Notice #57183



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 Avenue and North Sherman Boulevard in the Sherman Boulevard Historic District and the North Avenue Gateway Main Street District.

The current building is a 9,000 SF, single-story building, plus partial basement. Originally constructed in 1952, an addition was constructed in 1972. A new boiler was installed 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 11,000 square feet of parking area and is subject to shared access and drainage Easement with the owner of the parcel east of the Library.

The property is located within the boundaries of Business Improvement District No. 28, the North Avenue Gateway Main Street District and a local historic district. All exterior work requires the approval of the City of Milwaukee Historic Preservation Commission.

As a condition of sale, the developer will be required to enter into a human resources agreement with the City of Milwaukee, delineating requirements for the use of Emerging Business Enterprises and resident workers on the project.

#### **ASKING PRICE**

The minimum asking price is \$125,000. Proposals offering less than \$125,000 will be rejected. No brokerage fee will be paid. The property will be sold "as is and where is," and proposers are advised to budget for the unexpected.

#### **PROPERTY USE**

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

A use that positively impacts the surrounding residential neighborhood and the North Avenue Commercial District is required. Pedestrian-oriented uses are preferred. The developer must be the end user or have a committed tenant; multi-tenant use is permitted. The use must either be taxable or the buyer must enter into a Payment in Lieu of Taxes (PILOT) Agreement with the City of Milwaukee.

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

#### **DEVELOPMENT CRITERIA**

The buyer must 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.
- Incorporation of sustainable elements (at least one element required)

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.city.milwaukee.gov/ImageLibrary/Groups/cityHPC/DesignatedReports/vticnf/HDShermBlvd.pdf>.

#### **PROPERTY SHOWING**

Property showings will be scheduled upon request. Contact Karen Taylor, of DCD Real Estate, at 414-286-5738 to arrange a showing.

#### **PROPOSAL PROCESS**

Submit the following information on or before 2:00 p.m. on March 22, 2010. Proposals that do not include these elements will be rejected:

- **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 Gateway Main Street District..
  - Provide a pro forma detailing expected rents/sales and expenses during occupancy to stabilized condition for all users.
  - Provide tenant's letter of commitment if the property will be occupied by a tenant.
  - Outline your budget and financing strategy.
  - Delineate your schedule.
  - Provide information about how you intend to incorporate the use of Emerging Business Enterprises and resident employees as you renovate the building for its intended use.
- **Scope of Work**
  - Scope of work for interior renovations. If the building exterior will be altered, preliminary elevations must be submitted with the proposal.
- **Preliminary Site Plan**
  - 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 "Attention: Karen Taylor/ Finney Library RFP" on the envelope. Please provide five copies of the proposal. Proposals submitted after the deadline or to other locations will be returned or destroyed. DCD reserves the right to extend this listing beyond the March 22nd submittal deadline date if no viable submittals are received.

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

- Contribution of the proposed use to the Sherman Boulevard Historic District and North Avenue Commercial District
- Sustainability of the owner or tenant(s) that will occupy the building.
- Ability of the project to co-exist with surrounding residential uses.
- Extent to which the project addresses the Development Criteria and standards of applicable building and zoning codes.
- Total project investment – 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

The buyer may be interviewed by DCD staff prior to presenting to the Common Council. 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.

#### **APPROVAL PERIOD & CLOSING**

The buyer will be given a four-month period after Council approval to obtain design approval of final construction plans, building permits and evidence of financing commitment. Closing will occur once all project elements are in place – City approval of final plans, Buyer execution of an EBE Agreement, if applicable, issuance of building permits, CSM approval by the Council and receipt of financing. Final plans must be consistent with the RFP submission and incorporate any changes recommended by City staff and required by the Historic Preservation Commission. The Buyer will be expected to begin work within 30 days of closing and finish all work and obtain an occupancy permit within twelve months.

A sample Purchase and Sale Agreement is available on our [website](#). The Buyer must execute the agreement and submit \$5,000.00 Earnest Money within ten business days of approval by the Common Council. The City will convey by Quit Claim Deed on an "as is, where is" basis subject to reversionary rights for non-performance and a restriction requiring a PILOT agreement should the end user seek exemption from the property tax. The City will provide title insurance in the amount of the purchase price. A \$5,000 Performance Deposit will be required at closing and will be held until satisfactory completion of the project.

#### **ENVIRONMENTAL**

The Phase I Environmental Site Assessment is posted as part of this extended listing. 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. 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**

Contact Karen Taylor at [ktaylo@milwaukee.gov](mailto:ktaylo@milwaukee.gov) or 414-286-5738 if you have any questions.