

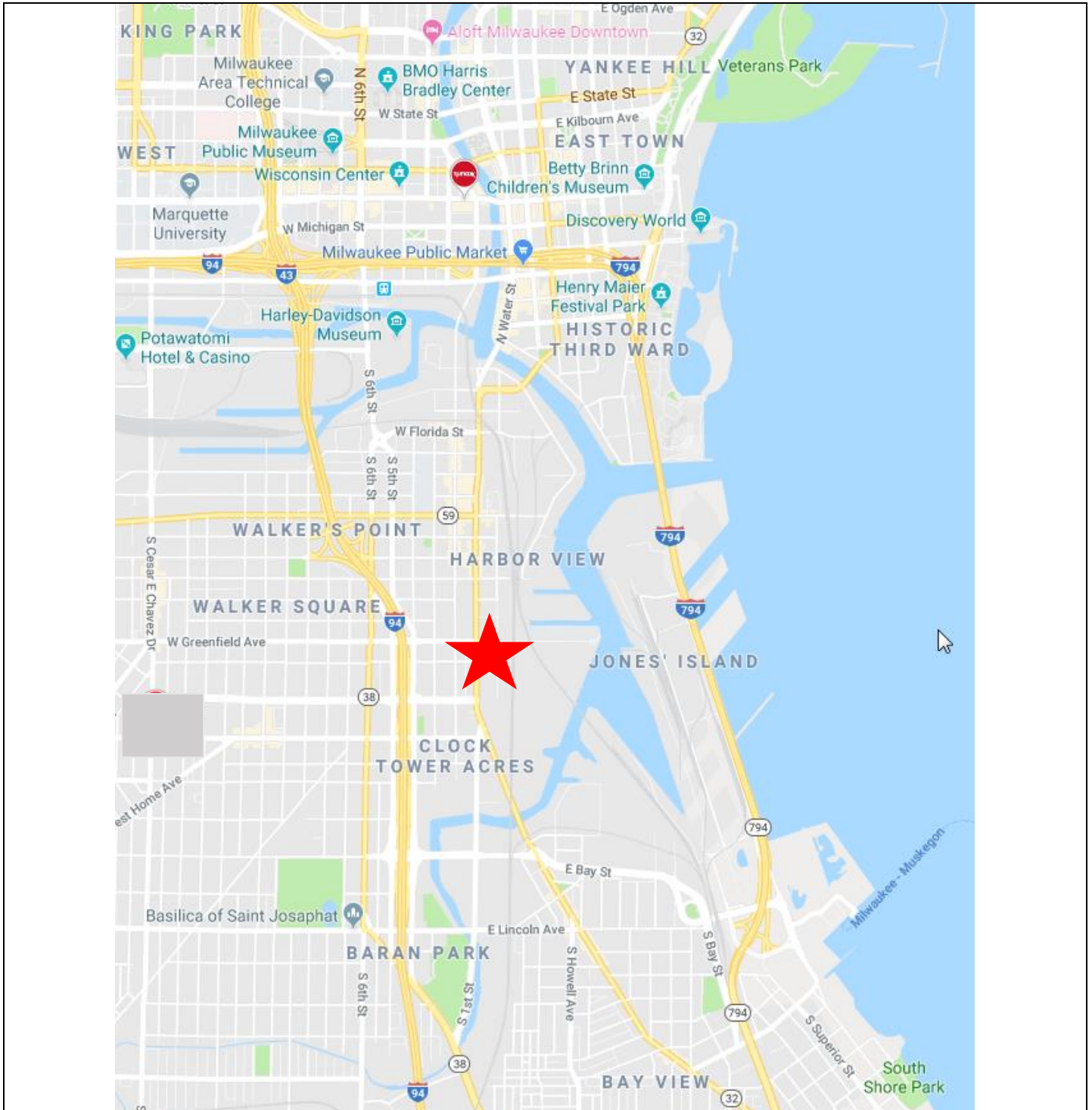


City
of
Milwaukee

**Request for Proposal
Freshwater Plaza
Harbor District
Lot 4 - 200 East Greenfield Avenue**
Official Notice #: *****



The Redevelopment Authority of the City of Milwaukee (RACM) is seeking exciting, creative and high quality proposals for the purchase and development of a high profile site at the gateway to the Harbor District. The Harbor District has seen investment with the UWM Freshwater Sciences and Kumatsu Corporation's new headquarters. This is an opportunity to create a catalytic development on a key parcel in Freshwater Plaza with new opportunities to live, work and play in the Harbor District and Walker's Point.



PROPERTY

The parcel at 200 East Greenfield Avenue, is the final large development site in the recently developed Freshwater Plaza with great access to Downtown, Bayview, the Harbor and Highway. Parcel has developable dimensions of approximately 180 feet by 380 feet for 68,400 Square Feet. The south 40 feet of the lot is reserved by easement for a water feature along East Greenfield Avenue. See surveys provided for more details.

The parcel is zoned PD (Planned Development) and allows for a high-density mix of compatible uses, including residential, office, commercial and retail. Copy of Planned Development is linked on website.

RACM will apply for the necessary zoning changes and modifications to the Planned Development if required for the accepted proposal. Consult the City of Milwaukee Zoning Code for more information: <https://city.milwaukee.gov/zoningcode#>.

LB3 zoning may be a helpful guide for appropriate development: <https://city.milwaukee.gov/ImageLibrary/Groups/ccClerk/Ordinances/Volume-2/CH295-sub6.pdf>



FRESHWATER PLAZA SITE PLAN

ASKING PRICE

\$1,900,000.00. No brokerage fees will be paid.

PROPERTY USE

A Residential project that supports development in the surrounding areas. The ground floor use must activate the Freshwater Plaza and Greenfield Avenue/Water feature frontage. Upper levels may be strictly residential. Retail is not required on the ground level but a space available for community use is encouraged.

Proposals will **not** be considered for the following prohibited uses: surface parking as a primary or secondary use, rooming houses, check-cashing facilities, pawnshops, automobile sales, service stations, car washes, churches, recycling processing, cigarette or cigar shops, gun shops, drive-thrus and auto-title loan stores and any tax-exempt uses.

AFFORDABLE HOUSING PROPOSALS

Any housing that is proposed for the site should strive to provide a mix of units that are affordable to a range of incomes. Proposals that incorporate income/rent restricted affordable units within the proposed development are highly encouraged, with a preference for 2BR or larger units and/or units targeting low-income individuals below 50% AMI.

City may participate with TID financing for projects that meet City of Milwaukee TID guidelines for Affordable Housing Development. Developer must demonstrate that proposed project would not be economically viable without the City assistance. See attached guidelines for full requirements.

DEVELOPMENT GOALS

- Provide a concentration of activity that contributes to the vitality of Freshwater Plaza and the Harbor District.
- Respond to site context and existing neighboring buildings
- Utilize high-quality design and materials
- Expand tax base and maximize the return to the City
- Create or retain jobs with family-supporting wages and benefits
- Incorporate sustainable design elements into the building and onsite stormwater management.
- Complete project in a timely manner

PROPOSAL PROCESS

Submit the following information:

- [Project Summary & Public Disclosure Statement](#) on the RFP website
- Preliminary development budget showing total development costs, proposed sources and uses of funds and a pro forma income analysis.
- Preliminary architectural plans for the building(s) and site improvements that conform to Design Criteria on the RFP website.
- Resume of developer experience and list of completed projects comparable to this RFP request.
- A list of all real estate owned in the City of Milwaukee by the developer, either individually or as part of an LLC.
- DUE DATE: Proposals will be accepted until 5PM on **August 11, 2022**. Submit proposals to ylapie@milwaukee.gov
- QUESTIONS: Questions must be submitted in writing only to ylapie@milwaukee.gov by 3 PM on May 13, 2022. Written answers to questions will be posted for review. Reminder: Unauthorized contact regarding RFP can result in disqualification.

REVIEW & SELECTION

The following criteria will be used to review the proposals:

- Quality, attractiveness and uses of proposed development
- Contribution to Freshwater Plaza and surrounding neighborhood
- Adherence to Design Criteria, zoning/building codes and **Harbor District guidelines**
- Use of sustainable construction methods or LEED Certification, green features and stormwater management.
- Percentage of market level and affordable units in overall housing mix.
- Quality of amenities for building residents
- Quality of space that may be dedicated for community use.
- Offering price, estimated project cost and tax base to be generated
- Developer's development experience
- Developers financial capacity and proof of equity/financing

- Use of Small Business Enterprises (SBE's) and Resident Preferred Program (RPP)
- Project Schedule

DEVELOPMENT AGREEMENT AND CLOSING

The selected proposal will be presented to RACM and the Common Council for formal acceptance. Developer will enter into a development agreement, which will provide for closing nine months after Council approval subject to contingencies for RACM/City approval of developer's final plans and firm financing. Water feature with easement to RACM required at the south end of Lot 4. The Executive Director of RACM may grant two 6-month extensions of the closing if satisfactory progress is being made on finalizing the proposal. Each extension will be \$1,000.00 and is non-refundable.

A closing will occur once all project elements are in place – final plan approval, building permits, financing and a human resources agreement. 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. RACM will convey by Quit Claim Deed on an “as is, where is” basis subject to reversionary rights for non-performance.

Developer will be expected to begin work within 30 days of closing. Developer must finish all work and obtain an occupancy permit within twenty-four months of commencing construction.

ENVIRONMENTAL

Lot 4 has environmental impacts that need to be managed and soil that will likely need to be disposed of off-site. New development will require communication to and approval by WDNR. Buyer will be responsible for any additional remediation costs associated with the development, such as environmental consulting fees and soil disposal costs, if required. The property will be sold “as is, where is”.

Available environmental documents:

- Chronology of Lot 1 to Lot 4 Soil Management
- 12/15/2014 – WDNR Site Investigation and RAP Approval
- 01/26/2015 – Soil Management Plan, Freshwater Plaza Lot 4
- 03/15/2016 – WDNR Approval for Soil Management
- 05/15/2018 – Technical Assistance Status Update, Freshwater Plaza Lot 4
- 07/17/2018 – WDNR Technical Assistance Review
- 05/01/2019 – Fill Evaluation Report
- 05/01/2019 – Preliminary Geotechnical Investigation Results Report

SMALL BUSINESS ENTERPRISES AND RESIDENCE PREFERENCE PROGRAM

The site will be sold at a market-rate with no City financial assistance. However, RACM is requiring that a Human Resources Agreement be executed prior to closing, ensuring the developer's **Best Efforts** to obtain at least 25% Small Business Enterprises (“SBE”) and 40% Residents Preference Project (“RPP”) on the project. The City's Office of Small Business Development (milwaukee.gov/OSBD) is an excellent resource to locate subcontractors and get more information about the SBE and RPP programs. For more information: <http://city.milwaukee.gov/OSBD>

WATER FEATURE/STORMWATER REQUIREMENTS FOR LOT 4

Developer is responsible for construction of stormwater management facilities for the Site. Stormwater management facilities are to be incorporated into the decorative water feature that is required at the south end of Lot 4. Water feature to complement existing water feature along Greenfield Avenue. Developers are encouraged to pursue grants for the water feature from MMSD and Fund for Lake Michigan etc.

RESOURCES

Harbor District Opportunity Zone: <https://city.milwaukee.gov/DCD/CityRealEstate/OpportunityZones>

Walker's Point Association: <https://walkerspointassociation.org/>

The Harbor District: <https://harbordistrict.org/>

City Grants: Façade & Sign Grant city.milwaukee.gov/facade and Retail Investment Fund at city.milwaukee.gov/rif

Business assistance to eligible businesses and uses through Milwaukee Economic Development Corp. at MEDCOnline.com

Harbor District Water and Land Use Plan: <https://city.milwaukee.gov/AreaPlans/HarborDistrict>

CITY/RACM SALE POLICIES

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

- Is delinquent in the payment of real or personal property taxes for property in the City of Milwaukee
- Is a party against whom the City has an outstanding judgment (or against whom the City acquired property-tax-foreclosure judgment)
- Is a party against whom the City 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
- Is a party who has been convicted of violating an order of the Health Department or Department of Neighborhood Services within the past year
- 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 these conditions exist, the City will terminate the Option to Purchase.

OTHER APPROVALS

Buyer is solely responsible for obtaining approval of the Board of Zoning Appeals or a zoning change for uses or development requirements that are not expressly permitted by the zoning code. BOZA is an independent body and acceptance of a development proposal by RACM does not ensure BOZA approval. RACM staff will assist selected Buyer in obtaining such approvals.

SPECIAL NOTE

Unauthorized contact regarding this RFP with any City/RACM policy staff, personnel, 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.

QUESTIONS

All questions concerning the Request for Proposal must be submitted in writing to Yves LaPierre at ylapie@milwaukee.gov, no later than one week before the due date. All responses to questions, changes or clarifications, will be posted on the RFP website. It is the responsibility of the proposers to review the website prior to submission.

Exhibit A – Site Survey

CERTIFIED SURVEY MAP NO. _____

Lots 1-12, Block 32, Bradford's Subdivision; Lots 7 and 10 and part of Lots 4, 5 and 6, Block 21, Milwaukee Proper; Lots 8 and 9, in Subdivision of Lots 2, 8 and 9, Block 21, Milwaukee Proper; part of Government Lot 5; Parcel 1 and 2, Certified Survey Map No. 7114, recorded as Document No. 8313519; Parcels 1 and part of Parcel 2, Certified Survey Map No. 7113, recorded as Document No. 8313518; vacated South Barclay Street, vacated East Madison Street and vacated alleys; all in the Southeast 1/4 of the Southeast 1/4 of Section 32, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

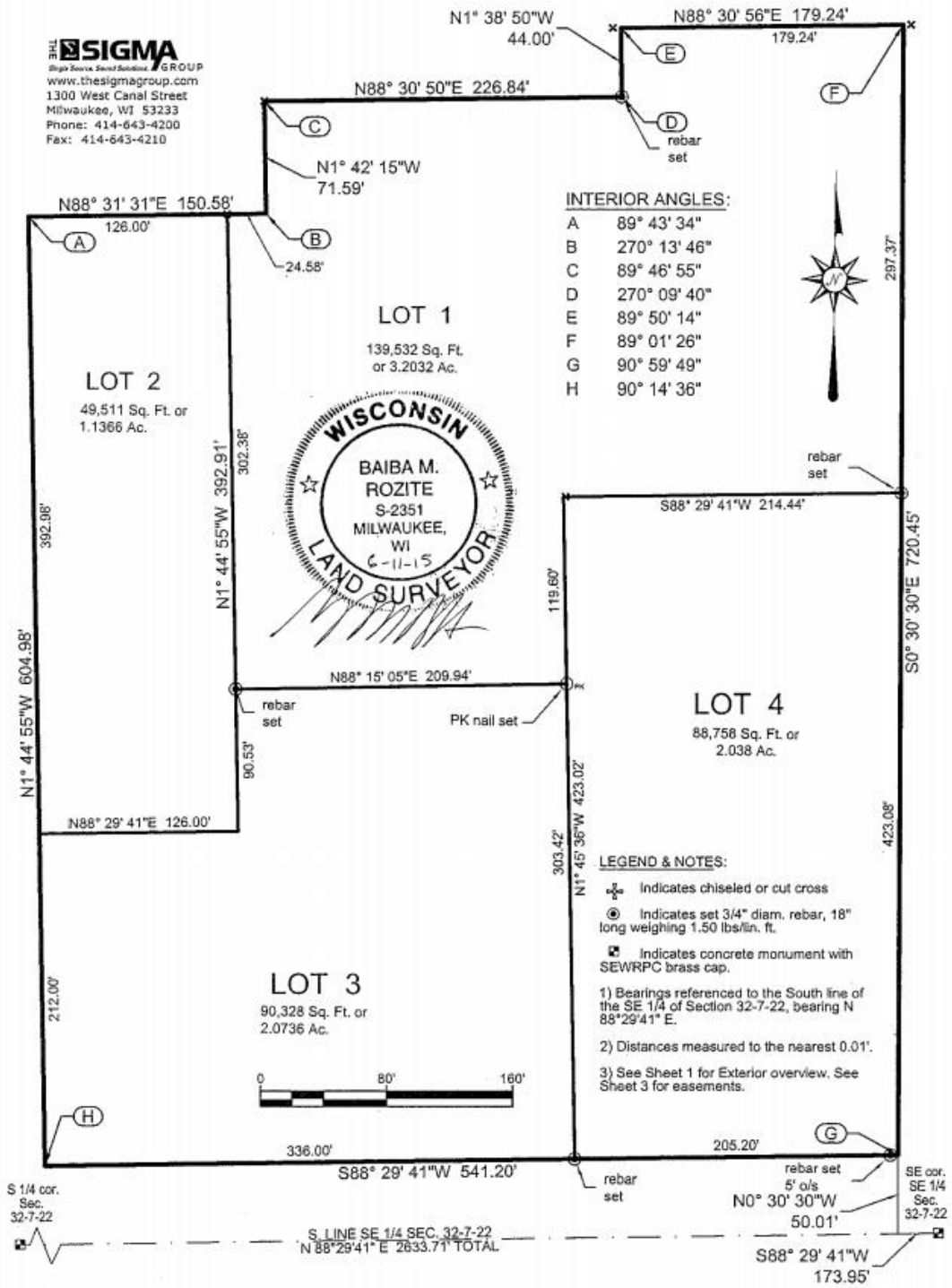


Exhibit B – Property Photos

