

COUNTY OF MILWAUKEE
Inter-Office Communication

Date: August 18, 2023

To: Supervisor Steve F. Taylor, Chair, Economic & Community Development Committee

From: Celia Benton, Director, Department of Administrative Services, Economic Development Division

Subject: **An Informational Report Providing an Update on Recent Change in the Status of 1900 W Fiebrantz Ave**

REQUEST

This report is for informational purposes only.

BACKGROUND

File 18-703 a written informational status report from the Director, Department of Transportation, regarding the Fiebrantz Station and the Kinnickinnic Station.

In November 2019, Milwaukee County Economic Development receives notices from MCTS that they are no longer occupying the garage and wish to surplus the property to be disposed of. Per the AMOP 10.01 Land Disposition Procedure, Marketable Surplus Real property section, the Director of ED has discretion to determine if it is the County's best interest to issue a Request for Proposal (RFP) for the sale of a surplus property.

On April 15, 2021, Milwaukee County Economic Development released an RFP to try to procure a purchaser for 1900 W Fiebrantz Bus Garage.

On March 6, 2023, an RFP Submission was received with favorable scores from the RFP panel. MKE Northside LLC, had submitted a proposal with intent for them to acquire the property to use as their manufacturing facility for their 2 companies, Containers UP LLC and Green Frog LLC for a purchase price of \$500,000. Containers UP is a premier designer and builder of customized upcycled shipping containers. Green Frog, LLC is a locally owned and operated portable toilet rental and service company. An option agreement has been awarded to them and in the process of getting finalized and signed. This acquisition also requires TBE participation in the construction and professional services related to the project.

MKE Northside LLC is committed to providing internship and apprenticeship opportunities for Rufus King High School students, allowing students to gain practical

experience in manufacturing. They plan to have 12 people working in the building at the start, with plans to add an additional 12 positions over the next 24 months. The positions for Containers Up will be skill positions such as welding and fabricating with pay ranges from \$17.50-\$45/hour. The positions for Green Frog will involve a focus on cleaning, maintenance, and delivery with pay ranges from \$15.50 to \$25/hour. MKE Northside, LLC has also met with the alderwoman for this district who is in support of the project as well.

ALIGNMENT TO STRATEGIC PLAN

The sale and disposition of this property enhances the County's fiscal health and sustainability. The option agreement also contains TBE participation requirements.

FISCAL EFFECT

Proceeds from the sale will be required to fulfill Federal Transit Administration requirements. For more information, please contact the Department of Transportation.

TERMS

The Option Agreement will have a 90 day contingency period with 2 options to renew for an additional 90 days if needed.

VIRTUAL MEETING INVITES

Emily Streff, Associate Project Manager, Economic Development
Celia Benton, Interim Director, Economic Development

RECOMMENDATION

This report is for informational purposes only.

Submitted by:

Celia Benton

Celia Benton
Economic Development Director

Attachment: Fiebrantz Bus Garage Update PowerPoint Presentation

cc: David Crowley, County Executive
Community, Environment and Economic Development Committee Members
Mary Jo Meyers, Chief of Staff, Office of the County Executive
Aaron Hertzberg, Director, Department of Administrative Services

Kelly Bablitch, Chief of Staff, County Board of Supervisors
Ken Smith, County Board Research Analyst
Allyson R. Smith, Committee Coordinator