

**CITY OF WEST ALLIS
RESOLUTION R-2023-0773**

**RESOLUTION TO AMEND THE LOAN TERMS OF A BROWNFIELD
REVOLVING LOAN 3LP WEST ALLIS LLC, FOR PROPERTY LOCATED AT 8530-
56 W. NATIONAL AVE.**

WHEREAS, the City has identified the 3 acres of land consisting of 8530-56 W. National (“Property”) as eligible for an US. EPA Brownfields Revolving Loan Fund (RLF) Loan due to known environmental contamination and required cleanup; and,

WHEREAS, the 3LP West Allis, L LC (the “Developer”) has acquired the Property for the development as part of a redevelopment Project and will be eligible for the RLF Loan; and,

WHEREAS, the City submitted to the U.S. EPA an eligibility letter for the Property for review and the U.S. EPA approved the Property’s eligibility on August 17, 2023; and,

WHEREAS, the City approved a \$500,000 RLF to the development remediation on the Property under Resolution 2023-0618; and,

WHEREAS, the Developer has indicated that the multiple lenders providing the financing on the construction of the project have requested that the City’s loan condition of having a subordinate mortgage on the property be removed as a condition; and,

WHEREAS, the Economic Development Program team supports the removal of this condition to advance the over \$68 million development.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that it hereby amends the terms of the loan to 3LP West Allis, LLC, in accordance with the terms and conditions outlined in the commitment letter attached as Exhibit A attached hereto and incorporate herein by reference.

BE IT FURTHER RESOLVED that the Economic Development Executive Director or his designee, is hereby authorized and directed to enter into a Revolving Loan Contract by and between the City of West Allis and 3LP West Allis, LLC and take any and all other actions on behalf of the City of West Allis which they deem necessary or desirable in connection with the U.S. EPA Revolving Loan Fund including, without limitation, negotiating, executing, delivering, and performing obligations in connection with the Loan.

BE IT FURTHER RESOLVED that the City Attorney be and is hereby authorized to make such substantive changes, modifications, additions and deletions to and from the various provisions of any and all U.S. EPA Revolving Loan Fund Subgrant-related documents between the Community Development Authority of the City of West Allis and the City of West Allis, and/or any other documents as may be necessary and proper to correct inconsistencies, eliminate ambiguity, and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof, and to prepare and deliver such other and further documents as may be reasonably necessary to complete the transactions contemplated therein.

SECTION 1: **ADOPTION** “R-2023-0773” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2023-0773(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Vince Vitale	_____	_____	_____	_____
Ald. Ray Turner	_____	_____	_____	_____
Ald. Tracy Stefanski	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Thomas Lajsic	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Rosalie Reinke	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____

Attest

Presiding Officer

Rebecca Grill, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis