

**CITY OF WEST ALLIS
RESOLUTION R-2023-0388**

**RESOLUTION APPROVING A PURCHASE AND SALE AGREEMENT AND
DEVELOPMENT AGREEMENT BETWEEN THE COMMUNITY DEVELOPMENT
AUTHORITY OF THE CITY OF WEST ALLIS AND MAKERS ROW QOZB, LLC,
(AND/OR ASSIGNED) FOR A COMMERCIAL DEVELOPMENT WITHIN THE SIX
POINTS/FARMERS MARKET REDEVELOPMENT AREA, SOUTH OF NATIONAL
AVENUE REDEVELOPMENT.**

WHEREAS, the Community Development Authority of the City of West Allis (the “Authority”) is the owner approximate 1.8758 acres of land identified as Lot 1 and Lot 3 (the “Property”) recorded in the Office of the Register of Deeds of Milwaukee County, Wisconsin (the “Register’s Office”) on December 2, 2021 as Document No. 11193094 (the “CSM), all located at the northwest corners of the Property called South of National Avenue (SONA) redevelopment area; and,

WHEREAS, the Authority on December 13, 2021, by Resolution 1409, approved the Purchase and Sale and Development Agreement between the Community Development Authority of the City of West Allis and Mandel Group Properties, LLC for commercial and residential development within the Six Points/Farmers Market Redevelopment Area, South of National Avenue (SONA) redevelopment.

WHEREAS, the Authority, on November 9, 2021, by Resolution 1403, approved the Terms and Conditions of a Development Agreement between the Community Development Authority and the Mandel Group, Inc. for the Market development (South of National Avenue “SONA”)

WHEREAS, the Authority, on September 14, 2021, by Resolution 1390, approved an Access Agreement which stated that Mandel Group is responsible for all associated permits, liabilities, and costs for the SONA properties to advance site preparation work for the overall development SONA Lofts and Makers Row; and,

WHEREAS, the Authority, on October 20, 2020 by Resolution 1355, approved a Letter of Intent (the “LOI”) and subsequent extensions of the LOI since approved extensions for SONA from the Mandel Group for Phase II of the Market Development; and,

WHEREAS, the Authority duly noticed and held a Public Hearing on the sale of the Property on May 31, 2016; and through Resolution No.1179, authorized the sale of land of 14 acres of land to the Mandel Group Properties, LLC; and,

WHEREAS, the City agrees with the Authority and wishes to create additional tax base and foster job creation for the City of West Allis (the “City”) through the sale and redevelopment of the 1.8758 acres of property, South of National Avenue (SONA), into a commercial development; and,

WHEREAS, under Resolution 1452, approved on May 9, 2023, approved a Purchase and Sale Agreement and Development Agreement for the sale of land to Markers Row QOZB, LLC.

NOW THEREFORE, BE IT RESOLVED that the Common Council of the City of West Allis, as follows:

1. Approves the Purchase and Sale Agreement and Development Agreement by and between the Community Development Authority of the City of West Allis and Markers Row QOZB, LLC, a commercial development within the Six Points/Farmers Market Redevelopment Area, South of National Avenue (SONA) called Makers Row pursuant to section 66.1333(6)(b)2, Wis. Stat.
2. Authorizes the Executive Director to make such non-substantive changes, modifications, additions and deletions to and from the various provisions reasonably necessary to complete the transactions contemplated therein.
3. That the City Attorney be and is hereby authorized to make such non-substantive changes, modifications, additions and deletions to and from the various provisions of the contract, including any and all attachments, exhibits, addendums and amendments, 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-2023-0388” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

A D O P T I O N

R-2023-0388(*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