

**CITY OF WEST ALLIS
RESOLUTION R-2021-0865**

**RESOLUTION APPROVING A \$500,000 BROWNFIELD REVOLVING LOAN FUND
FROM THE CITY'S U.S. EPA REVOLVING LOAN FUND GRANT TO SONA LOFTS,
LLC, FOR PROPERTY LOCATED WITHIN THE SIX POINTS/FARMERS MARKET
REDEVELOPMENT AREA, SOUTH OF NATIONAL AVENUE (SONA)
REDEVELOPMENT**

WHEREAS, the City has identified the 6.63 acres of land consisting of 66** W. National Avenue (454-0648-000), 66** W. Mitchell St. (454-0650-000), and 66** W. National Avenue (454-0649-000)("Property") on Property called South of National Avenue (SONA) redevelopment area (the "Property") site as a candidate for an RLF Loan due to known environmental contamination and required cleanup; and,

WHEREAS, the SoNa Lofts, LLC (the "Developer") will be acquiring the Property for the development as part of The Market at Six Points development 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 November 16, 2021; and,

WHEREAS, the City has offered a \$500,000 RLF to the development remediation on the Property; and,

WHEREAS, the Developer is required to fund all EPA RLF related expenses upfront, and will then be reimbursed by the City of West Allis; and,

WHEREAS, the Developer if required to provide a 20% match to the project and adhere to all necessary federal provisions.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that it hereby approves the terms and conditions of a loan in the amount not to exceed Five hundred Thousand dollars (\$500,000) to SoNa LOFTS, 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 SoNa Lofts, 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-2021-0865” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2021-0865(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL DECEMBER 14, 2021.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Angelito Tenorio	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Ald. Vince Vitale	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Ald. Tracy Stefanski	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Ald. Marty Weigel	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Ald. Suzzette Grisham	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Ald. Danna Kuehn	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Ald. Thomas Lajsic	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Ald. Dan Roadt	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Ald. Rosalie Reinke	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Ald. Kevin Haass	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

Attest

Presiding Officer

Rebecca Grill

Rebecca Grill, City Clerk, City Of West Allis

Dan Devine

Dan Devine, Mayor City Of West Allis

