

**CITY OF WEST ALLIS
RESOLUTION R-2024-0368**

**RESOLUTION TO APPROVE A DEVELOPMENT AGREEMENT BETWEEN
LAND BY LABEL, LLC, COMMUNITY DEVELOPMENT AUTHORITY OF THE
CITY OF WEST ALLIS AND THE CITY OF WEST ALLIS FOR THE
MULTIFAMILY DEVELOPMENT FOR THE PROPERTY LOCATED ON THE 4.54
ACRE PARCEL ON THE SOUTHEAST CORNER OF S. 70TH ST. AND W.
WASHINGTON ST., 11** S. 70TH ST., TAX KEY NO. 439-9006-000**

WHEREAS, Land by Label, LLC. (the “Developer”) has an accepted offer to purchase on the on the 4.54 acre parcel on the south east corner of S. 70 St. and W. Washington St., 11** S. 70 St., Tax Key No. 439-9006-000 which is Lot 1 of Certified Survey Map No. 9569, referred to as (the “Property”) for a \$73 million multifamily development; and,

WHEREAS, the Community Development Authority of the City of West Allis adopted Resolution No. 1478, to approve the Development Agreement between Land by Label, LLC, Community Development Authority of the City of West Allis and the City of West Allis as it wishes to encourage economic development, eliminate blight, expand the City’s tax base, and foster job creation for the City of West Allis through the development of the Property; and,

WHEREAS, the Developer plans to build a 5-story, 246-unit multi-family market rate apartment building, referred to as (the “Project”); and,

WHEREAS, the project will include a TIF grant from Tax Increment District #7 as part of a ½ mile contribution, approved by the Joint Review Board on June 4, 2024 and the Community Development Authority of The City of West Allis on June 18, 2024;

WHEREAS, the project will also include Pay as you go financial assistance for up to 20 years thru a Municipal Revenue Obligation within the Development Agreement that will be run thru Tax Increment District #16, the Allis Yards TIF;

WHEREAS, the Property is the located on a portion of the former Allis Chalmers Manufacturing Site and there is environmental contamination in the soils and the City plans to assist with the environmental remediation thru an Environmental Protection Agency Loan as well as a Department of Natural Resources Ready for Reuse Loan, and;

WHEREAS, the development of the Project would not occur without the benefits provided to Developer as set forth in this Development Agreement hereby attached as Exhibit A.

NOW THEREFORE, BE IT RESOLVED that the Common Council of the City of West Allis hereby authorizes a Development Agreement between the City of West Allis, the Community Development Authority of the City of West Allis, the City of West Allis and Land by Label, LLC and/or its assigns, for development of for the property located on the southeast

corner of S. 70 St. and W. Washington St., 11** S. 70 St., Tax Key No. 439-9006-000, Lot 1 of Certified Survey Map No. 9569.

BE IT FURTHER RESOLVED that the Economic Development Executive Director or his designee, is hereby authorized and directed to enter into a Development Agreement between the City of West Allis, the Community Development Authority of the City of West Allis, the City of West Allis and Land by Label, LLC and/or its assigns 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 Development Agreement 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 Development Agreement 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-2024-0368” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2024-0368(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Rebecca Grill, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis