

COMMUNITY DEVELOPMENT
AUTHORITY CITY OF WEST ALLIS
RESOLUTION NO: 1499
DATE ADOPTED: July 22, 2025

Resolution to approve a Letter of Intent for the former Motor Castings properties, 6500 W. Washington St. (Tax Key No. 439-0001-037), 13** S. 65 St. (Tax Key No. 439-9004-000), 1200 S. 65 St. (Tax Key No. 439-0108-001) and 11** S. 64 St. (Tax Key No. 439-0088-000).

WHEREAS, the Community Development Authority of West Allis (the "Buyer") have expressed interest in acquiring the for the former Motor Castings properties located at , 6500 W. Washington St. (Tax Key No. 439-0001-037), 13** S. 65 St. (Tax Key No. 439-9004-000), 1200 S. 65 St. (Tax Key No. 439-0108-001) and 11** S. 64 St. (Tax Key No. 439-0088-000) (the "Property");

WHEREAS, due to past industrial operations, the Property faces actual or perceived obstacles to redevelopment which have deterred interest from the traditional commercial marketplace; and

WHEREAS, although operations at the Property ceased in 2019 and West Allis has seen a vibrant redevelopment market, this Property has remained idle.

WHEREAS, the Buyer is prepared and uniquely positioned to act as the pre-developer of this Property

WHEREAS, the Buyer has proposed to acquire the Property, subject to negotiation of terms, environmental assessments, and other due diligence processes, with the intent to revitalize and redevelop the site in accordance with the City's long-term planning goals; and,

WHEREAS, the Seller has agreed to a Letter of Intent with the Buyer, for the Buyer to purchase the property for \$800,000, subject to due diligence processes; and,

WHEREAS, Tax Increment District Number 7 has available funds which can be used for the purchase of these properties, as TIF #7 contemplated such a strategy within its plan.

NOW, THEREFORE, BE IT RESOLVED, that the CDA hereby approves a Letter of Intent to purchase the former Motor Castings properties, 6500 W. Washington St. (Tax Key No. 439-0001-037), 13** S. 65 St. (Tax Key No. 439-9004-000), 1200 S. 65 St. (Tax Key No. 439-0108-001) and 11** S. 64 St. (Tax Key No. 439-0088-000

BE IT FURTHER RESOLVED that the Economic Development Executive Director, or his/her designee, is hereby authorized to take all necessary steps to implement and administer the provisions of this resolution, including the execution of any agreements or documents necessary to effectuate the allocation and development.

BE IT FURTHER RESOLVED 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.

BE IT FURTHER RESOLVED, that Tax Increment District #7 is the funding source to purchase the listed properties.

FURTHER RESOLVED, that the CDA authorize the initiation of discussions and necessary steps to formalize the agreements and provide the incentives as may be mutually agreed upon between the parties, and to bring forward a final agreement for approval by the appropriate governing bodies.

Approved: _____
Patrick Schloss, Executive Director
Community Development Authority