

**CITY OF WEST ALLIS
RESOLUTION R-2021-0238**

**RESOLUTION TO APPROVE A DEVELOPMENT AGREEMENT BY AND
BETWEEN WEST ALLIS BREWING PROPERTY LLC AND THE COMMUNITY
DEVELOPMENT AUTHORITY OF THE CITY OF WEST ALLIS FOR SALE OF
LAND AND THE ESTABLISHMENT OF A BREWERY AT 6749-51 W. NATIONAL
AVENUE, 67** W. NATIONAL AVENUE, AND A PORTION OF 67** W. MITCHELL
ST.**

WHEREAS, the Community Development Authority of the City of West Allis (the “Authority”) through Resolution No. 1373 dated December 8, 2020 authorized the acquisition of the properties located at 6749-51 W. National Avenue (former Perfect Screw property), 67** W. National Avenue (former portion of National Salvage), and a portion of 67** W. Mitchell St. the “Property”; and,

WHEREAS, the Authority 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 property; and,

WHEREAS, the Authority through Resolution No. 1380 dated April 13, 2021 approved a Development Agreement between West Allis Brewing Property LLC and the Authority; and,

WHEREAS, West Allis Brewing Property LLC (the “Developer”) has a Letter of Intent to purchase and create a brewery at 6749-51 W. National Avenue, 67** W. National Avenue, and a portion of 67** W. Mitchell St. The Developer seeks to make the Property an approximate 12,750 SF destination brewery; and,

WHEREAS, the Developer intends to purchase the property from the Authority for Five Hundred Thousand Dollars (\$500,000) and to invest nearly \$2.75 million to renovate the existing building into a near 12,750 SF brewery; and,

WHEREAS, the City desires to encourage economic development, eliminate blight, expand the City’s tax base and create new jobs within the City, the District and upon the Property. The City finds that the development of the Project and the fulfillment of the terms and conditions of this Agreement will further such goals, are in the vital and best interests of the City and its residents, and will serve a public purpose in accordance with applicable state and local law.

WHEREAS, the development of the Project would not occur without the benefits to be provided to Developer as set forth in this Agreement.

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

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1. A Development Agreement between the Community Development Authority of the City of West Allis and West Allis Brewing Property LLC or “Entity to be Named”, for development of the properties located at 6749-51 W. National Avenue, 67** W. National Avenue, and a portion of 67** W. Mitchell St.:

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 Development Agreement, 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.:

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BE IT FURTHER RESOLVED that the proper City Officers, or any of their authorized deputies, as necessary, are authorized on behalf of the City to execute the aforesaid Development Agreement. :

cc: Economic Development

DEV-R-1053-4-20-21:

SECTION 1: **ADOPTION** “R-2021-0238” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2021-0238(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL APRIL 20, 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

