

**Resolution**

**File Number: R-2013-0114**

**Final Action:**

**Sponsor(s):** Safety & Development Committee

**MAY 07 2013**

Resolution authorizing the Community Development Authority of the City of West Allis to enter into a Memorandum of Understanding with Cardinal Capital Management, Inc. relative to the sale of land located at 9\*\* S. 70 St. (Tax Key No. 440-0259-008)

WHEREAS, the Community Development Authority of the City of West Allis (the "Authority") is the owner of 0.8437 acres of vacant property located at 9\*\* S. 70 St. (Tax Key No. 440-0259-008) (the "Property"); and,

WHEREAS, the Authority wishes to foster job creation and additional tax base for the City through the sale of the property; and,

WHEREAS, the Authority, on April 17, 2013 through Resolution No. 978, authorized the sale of the Property and recommended to the Common Council of the City of West Allis the sale of the land to Cardinal Capital Management, Inc. for the construction of a commercial office building; and,

WHEREAS, the Authority, on April 17, 2013 through Resolution No. 979, approved a Memorandum of Understanding between the Authority and Cardinal Capital Management, Inc. for the development of a commercial office building located at the Property.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of West Allis hereby authorizes the sale of land located at 9\*\* S. 70 St. (Tax Key No. 440-0259-008), to Cardinal Capital Management, Inc.

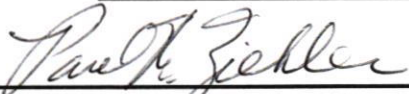
BE IT FURTHER RESOLVED, that the Common Council of the City of West Allis hereby authorizes a Memorandum of Understanding relative to the sale of land located at 9\*\* S. 70 St. (Tax Key No. 440-0259-008), in the City of West Allis, between the Community Development Authority and Cardinal Capital Management, Inc.

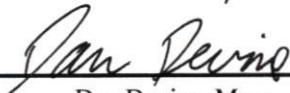
BE IT FURTHER RESOLVED, that the City Attorney be and is hereby authorized to make such non-substantive changes, modifications, additions and deletions to and from the various provisions of the Sale of Land and the Memorandum of Understanding, including any and all attachments, exhibits, addendums and 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 the Executive Director of the Community Development Authority, or his designee, be and is hereby authorized and directed to execute and deliver the aforesaid Sale of Land and the Memorandum of Understanding on behalf of the Community Development Authority.

cc: Department of Development  
Finance-Grants Accounting Specialist

DEV-R-705-5-7-13-bjb

**ADOPTED**                     MAY 07 2013                      
  
Paul M. Ziehler, City Admin. Officer, Clerk/Treas.

**APPROVED**                     5/13/13                      
  
Dan Devine, Mayor

Please note - per Kristi J.  
No mou was ever done.  
It went right to the  
Purchase + Sale Agreement.  
See R-2013-0113  
for signed Purchase + Sale  
Agreement.





QUIT CLAIM DEED

Document Number

Document Name

DOC.# 10133769

RECORDED 07/02/2012 10:29AM
JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
FEE EXEMPT #: 77.25(2)

THIS DEED, made between CITY OF WEST ALLIS a Wisconsin Municipal Corporation
("Grantor," whether one or more),
and COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF WEST ALLIS, Wisconsin
("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Property Address: 9\*\* South 70th Street, West Allis, WI 53214

EXEMPTED FROM FEE & FORM PER 77.25(2)

City of West Allis
City Attorney's Office
7525 West Greenfield Avenue
West Allis, WI. 53214

Legal Description Follows;

Tax Key Number: 440-0259-008

Parcel Identification Number (PIN)

This is not homestead property.
(is not)

Parcel 1 of Certified Survey Map No. 6525, recorded on June 3, 1998, Reel 4321, Images 2318 to 2322, inclusive, as Document No. 7542540, being a resubdivision of Lots 1, 2, 3, 40, 41, 42 and the North 6.98 feet of Lots 4 and 39, Block 3, Otjen Pullen & Shenners Subdivision, together with the adjoining vacated public alley and vacated West Walker Street, all being in the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 7 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin.

Dated June 21, 2012

Signature of Dan Devine, Mayor (SEAL)

Signature of Paul M. Ziehler, City Admin. Officer, Clerk/ Treas. (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)

authenticated on



State of Wisconsin, Milwaukee County, ss.

Personally came before me on June 21, 2012 the above named Dan Devine & Paul M. Ziehler

TITLE: MEMBER STATE BAR OF WISCONSIN (If not, authorized by §706.06, Wis. Stats.)

to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

THIS INSTRUMENT DRAFTED BY City Attorney Scott Post

Signature of Delbert H. Dettmann, Notary Public, State of Wisconsin. My commission (in permanent) expires 6/29/14