

**Cooperation Agreement for Tax Incremental District Number Thirteen
(Former Home Juice Area), City of West Allis, Wisconsin.**

This Cooperation Agreement (hereinafter referred to as "Agreement") is entered into this ____ day of April 2011, by and between the CITY OF WEST ALLIS, a municipal corporation (the "City") and the COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF WEST ALLIS, a public body, corporate and politic, created and existing under the laws of the State of Wisconsin (the "Authority");

WHEREAS, the Authority with the cooperation of the City has undertaken to acquire and redevelop certain blighted property (hereinafter called "Project") located in the area of TID Number Thirteen in the City of West Allis and County of Milwaukee, State of Wisconsin (the "Project Area"), more particularly described and depicted on Map No. 1 – Project Boundaries, which is attached as Appendix 1 and made a part hereof; and,

WHEREAS, the City may, among other things, loan or contribute funds to the Authority for the purpose of carrying on redevelopment as provided in Wis. Stats. Sec. 66.1333(13); and,

WHEREAS, the Authority authorized execution hereof by Resolution No. 860, adopted April 12, 2011, and the City authorized execution hereof by Resolution No. R- _____ adopted April 19, 2011 and by Resolution No. R- _____ hereby authorize the execution of said Cooperation Agreement for Tax Incremental District Number Thirteen; and,

WHEREAS, the City will provide financial assistance and cooperate with the Authority to provide, among other things, 100% of the cost of the Project to the Authority so that the Authority might carry out the entire Project; and,

WHEREAS, the Project cost required for funding the Project's activities and necessary administrative costs, including staff and legal costs, are estimated at \$1,144,000; and,

WHEREAS, the Project outline in the attached Tax Increment Financing Project plan is anticipated to generate sufficient tax increment funds to support the debt service and interest payments to the City.

NOW, THEREFORE, the parties hereby mutually agree as follows:

1. Project Definition. The Authority agrees to participate in the redevelopment of the Project Area and eliminate its status as in need of rehabilitation through the attraction of private investment and redevelopment.
2. Approvals. The City will retain the right to approve all development agreements and Purchase and Sale agreements for sale and redevelopment of the Property.
3. Establishment of Funds. The City will provide to the Authority, from such sources as determined by the Common Council, in the presently net estimated amount of Four Hundred Forty Four Thousand and Ninety-Nine Dollars (\$444,099) for the redevelopment of the Project Area including acquisition of the Property, demolition, environmental investigation and remediation, site improvements, administration, and other costs attendant to the Project, as generally specified in Tax Incremental District Number Thirteen Appendix 2 - Project Description and Appendix 3 – Estimated Redevelopment Costs and made a part hereof; such funds as approved by the Common Council to be made available to the Authority upon approval by the Administration and Finance Committee as may be appropriate, and upon requisition by the Executive Director of the Authority according to a procedure mutually agreed upon between the City Comptroller and the Executive Director. Funds include all costs related to the Authority's acquisition and redevelopment of the Former Home Juice Area and other costs associated with the Authority's ownership as defined by the City Comptroller. The requisitioned funds shall be placed in a separate fund by the Authority and shall not be commingled with other funds of the Authority. The expenditures and income related to the TID

will be accounted for in a separate fund. Such funds to be used by the City will be a TID Project Fund, the Debt Service Fund (debt service payments), Special Revenue Funds (for grants, federal and state awards) and other Funds as required for proper accounting of the TID. The Authority shall draw from said deposit funds as necessary to pay for the obligations incurred under the Project. If funds in excess of the aggregate amount stated above become necessary to complete the Project, the Authority shall apply to the Common Council for additional funding subject to usual budgetary procedures and statutory requirements for tax increment financing.

4. Repayment Terms. Funds borrowed by the Authority need not be repaid to the City but the City shall receive the increment under the provisions of sec. 66.1105, Wis. Stat., as described in the Common Council approval Resolution No. R-_____.

Both the City and Authority shall take all actions necessary to ensure that the funds loaned and interest under Section 3 are recovered by the City during the life of the TID.

5. Project Receipts. Receipts of the Authority from sale of land as well as other Project income are to be deposited to the fund of the Authority and may be used as required to meet expenditure obligations of the Authority in the carrying out of the Project. The Authority will return any sums remaining upon conclusion of the Project to the City.

6. Verification by Comptroller. The City Comptroller shall from time to time, as his judgment is appropriate, review the receipts and expenditures of the Authority in connection with the Project, and the City Comptroller shall have full power to make such audit as is necessary to provide for a full accounting to the City. The City Comptroller shall conduct an audit and report to the Common Council with respect to the results of such audit. Upon completion of the Project, the Authority shall make a full accounting to the City of income received and amounts expended and shall return to the City all unused and unneeded funds.

7. Construction of Improvements. The City will construct or cause to be constructed within the Project area at a time mutually agreeable to the City Engineer and the Authority such improvements as are necessary to the Project or as shall be determined by resolution of the Common Council. Said improvements will be fully paid for from the Project funds provided to the Authority in accordance with Paragraph 2 above.
8. Supplemental Redevelopment Activity by City.
 - A. The City, at no cost to the Authority, will take such lawful actions as may be deemed by the City and the Authority to be necessary or desirable in connection with the Project.
 - B. The Department of Development and the Office of the City Attorney shall assign sufficient personnel to implement and complete the Project in accordance with the Service Agreement between the City and the Authority.
9. Interest Payments. Any sums payable hereunder by either party to the other shall bear interest, and any interest earned on such sums shall be deposited by the Authority in accordance with Paragraph 3 above.
10. Compliance with Laws. The Authority agrees to comply fully with all applicable local, state and federal laws, ordinances, rules and regulations relating to the Project and any funding provided therefore.
11. Dissolution. *Under Wis. Stat. 66.1335(5) and City Ordinance 5655, the Common Council reserves the right terminate the Authority.*

IN WITNESS WHEREOF, the City and the Authority have caused this Agreement to be duly executed the day and year first above written.

In the Presence of:

CITY OF WEST ALLIS

By: _____ (SEAL)
Dan Devine, Mayor

Attest:

_____ (SEAL)
Paul M. Ziehler
City Administrative Officer, Clerk/Treasurer

In the Presence of:

COMMUNITY DEVELOPMENT
AUTHORITY OF THE CITY OF
WEST ALLIS

By: _____ (SEAL)
Gerald Matter, Chairman

Attest:

_____ (SEAL)
John F. Stibal, Executive Director

Approved as to form this ____ day
April 2011

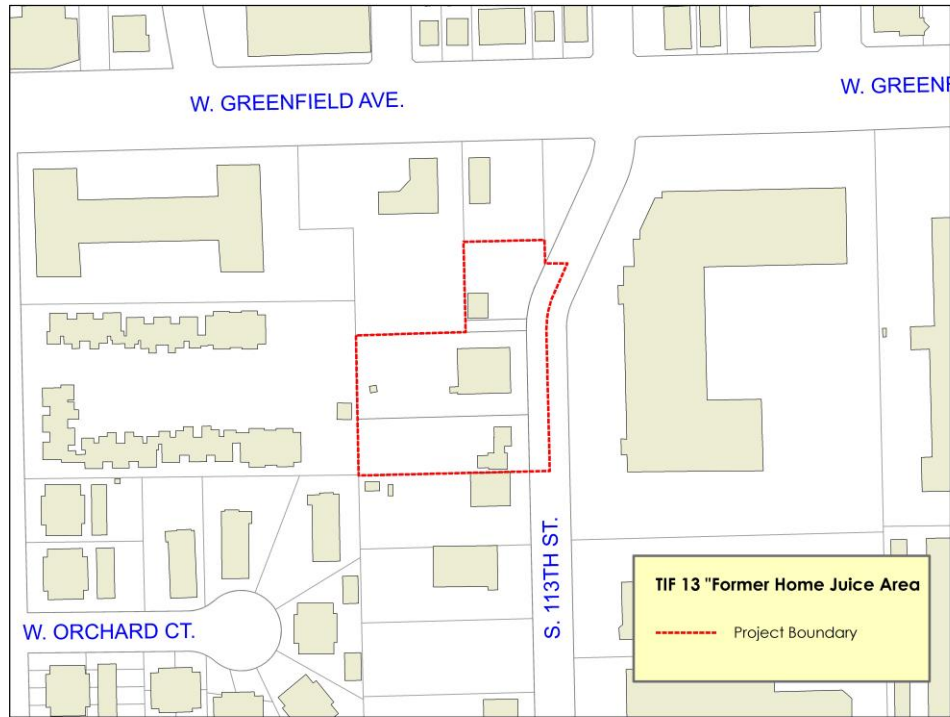
Scott E. Post
City Attorney

COMPTROLLER'S CERTIFICATE

Countersigned this ____ day of April 2011
and I certify that the necessary funds have been
provided to pay the liability that may be incurred,
by the City of West Allis under this Agreement.

Gary Schmid
Manager Finance/Comptroller

Appendix 1 – Map 1: Project Boundaries



Legal Description

A tract of land located in the Northeast ¼ of Section 6, Township 6 North, Range 21 East, more particularly described as follows:

Beginning at the Southeast corner of the Parcel 3, Certified Survey Map No. 3902; thence Northerly, 209.50 feet; thence Easterly, 164.50 feet; thence Northerly, 134.50 feet; thence Easterly, 120.00 feet; thence Southerly, 36.13 feet, to the Westerly right-of-way line of South 113th Street; thence Easterly, 33.34 feet, to the centerline of the South 113th Street; thence Southwesterly, 48.53 feet, along said centerline to the point of curvature; thence continue Southwesterly, 56.20 feet, along the arc of the curve with radius of 125.68 feet and chord length of 55.73 feet; thence Southerly, 209.89 feet, along the centerline of South 113th Street; thence Westerly, 314.86 feet, to the Point of Beginning.

Said land contains 1.77 Acres, more or less.

Appendix 2 - Project Description

The activities of the District are designed to encourage redevelopment of the blighted commercial buildings, residential parcel and contaminated land. The following activities are essential to removing the current barriers to private redevelopment.

The project includes the private redevelopment of four parcels totaling approximately 1.5 acres of land. The redevelopment will include the environmental remediation of the contaminated properties, demolition of the current residential building, renovation and expansion of the existing commercial buildings, and improvements to upgrade parking and landscaping areas throughout the site. The District will be reutilized as a quality commercial development, offering increased employment opportunities. The proposed redevelopment would have two buildings totaling over 15,000 sq. ft. of modern office space.

Buildings would consist of materials such as brick, precast stone and cast stone, common size brick, concrete masonry as a secondary material, ornamental metals as an accent material, stucco, and EIFS limited to less than 10%.

Appendix 3 – Estimated Redevelopment Costs

Project Activity	TIF Plan Budget
1. Acquisition	\$398,000
2. Relocation	\$0
3. Environmental Clean-Up	\$510,000
4. Demolition	\$30,000
5. Public Infrastructure	\$40,000
6. Administration	\$62,000
7. Interest Expense	\$0
8. Contingency	\$104,000
TOTAL	\$1,144,000