

RESOLUTION

RESOLUTION TO APPROVE A PURCHASE AND SALE AND DEVELOPMENT

AGREEMENT BETWEEN THE COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF WEST ALLIS AND SONA II, LLC, FOR THE PROPERTY LOCATED AT 6616 W. MITCHELL ST. and 66 S. 66 SIX POINTS CROSSING.**

WHEREAS, SONA II, LLC (the “Developer”) received Plan Commission approval on September 24, 2025, for a development plan on approximately 3 acres of Community Development Authority of the City of West Allis (the “Authority”, owned land at 6616 W. Mitchell St., known as Lot 2, and 66** S. Six Points Crossing, known as Lot 3 (the “Property”), within the recently created Tax Increment District #22; and,

WHEREAS, the Developer intends to construct two multifamily buildings consisting of one hundred seventeen (117) residential units, together with indoor and surface parking (the “Project”) that will feature on Lot 3 of the Property will include a 66-unit, four story apartment building with approximately 2,500 sq. ft. of commercial space and an estimated 3,000 sq. ft. of clubhouse space with modern fitness amenities, 39 underground parking stalls and 38 surface stalls; and the Project will feature on Lot 2 of the Property will include a 51- unit, four story apartment building accessed through a private drive that will have 27 indoor parking stalls and 30 surface parking with 5 streets stalls on the private drive. The estimated development budget for the Project is \$27,203,497; and,

WHEREAS, the Community Development Authority of the City of West Allis (the “Authority”) wishes to encourage economic development, eliminate blight, expand the City’s tax base, and foster job creation for the City through the development of the Property; and,

WHEREAS, the development of the Project would not occur without the benefits to be provided to the Developer through Tax Incremental Financing from Tax Increment District #22 – as set forth in the Purchase and Sale and Development Agreement.

NOW THEREFORE, be it resolved by the Community Development Authority of the City of West Allis

Allis that it hereby approves as follows:

1. A Purchase and Sale and Development Agreement with SONA II, LLC and its assigns, for development of the property located at 6616 W. MITCHELL ST. and 66** S. 66 SIX POINTS CROSSING as hereby attached as Exhibit A.

2. The Executive Director, with the approval of the City of West Allis Director of Finance, or their designees, is authorized and directed to take any actions on behalf of the Authority necessary to execute the Purchase and Sale and Development Agreement.

3. Executive Director, with approval of the Finance Director of the City of West Allis, or their designees, is authorized and directed to take all other actions necessary to effectuate the intent of the project.

4. The Executive Director, City Attorney, and Finance Director are authorized to make non-substantive changes to the various provisions of the Purchase and Sale and Development Agreement necessary to complete the transactions contemplated therein, and to prepare and deliver such other documents necessary to complete the transactions contemplated therein.

BE IT FURTHER RESOLVED that the Common Council of the City of West Allis

authorizes the Executive Director, or designee, to execute and deliver the Purchase and Sale and Development Agreement on behalf of the City of West Allis.