

**CITY OF WEST ALLIS
RESOLUTION R-2025-1908**

**RESOLUTION TO APPROVE AN ALLOCATION OF UP TO \$1,000,000 TO THE
COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF WEST ALLIS TO
RAZE AND REMOVE STRUCTURES THROUGH AN AGREEMENT WITH F
STREET 92, LLC FOR THE PROPERTY LOCATED AT 1405 S. 92 ST. (PARCEL ID:
450-0502-000)**

WHEREAS, F-Street 92, LLC, a real estate developer, has entered into a Land Contract with the CDA to provide equitable title to the property located at 1405 S. 92nd Street (the “Property”); and,

WHEREAS, Community Development Authority of City of West Allis (CDA) has determined that all existing improvements (a church, a rectory building, and a school building) should be razed and removed as soon as practicable to facilitate redevelopment of the Property; and,

WHEREAS, to assist with the successful completion of the demolition of the Property, the City of West Allis, through the CDA, has determined it is necessary to provide funding as financial incentive to secure timely redevelopment of the vacant and blighted property; and,

WHEREAS, the CDA has approved a Letter of Interest (Agreement) with F-Street for the Property that is hereby attached as Exhibit A; and,

WHEREAS, the CDA has agreed to provide financing for the demolition of Property’s existing improvements up to \$1 million dollars to F-Street 92, LLC; and,

WHEREAS, the City of West Allis Common Council has determined that an allocation of up to \$1,000,000 to the CDA for the purpose of supporting the Property’s redevelopment is an appropriate use of public funds; and,

WHEREAS, the funds will be loaned to F-Street 92, LLC at 6.5% over a 12-month term secured with a promissory note and mortgage; and,

WHEREAS, the allocation of funds will be made from the City of West Allis Operating Reserve Funds.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis, that the Common Council hereby approves the allocation of up to \$1,000,000 to the Community Development Authority for the acquisition of the Property at 1405 S. 92 St., and authorizes the CDA to proceed with the assignment of the Offer to Purchase Agreement with F Street 92, LLC in accordance with the terms of the agreement.

BE IT FURTHER RESOLVED that the Economic Development Executive Director, or his/her designer, 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 up to \$1,000,000 be allocated from City of West Allis Operating Reserve upon acceptance of the agreement by the City's Finance Director.

SECTION 1: **ADOPTION** "R-2025-1908" of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

A D O P T I O N

R-2025-1908(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis