

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO: 1409
DATE ADOPTED December 13, 2021

Resolution approving a Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Mandel Group Properties, LLC for commercial and residential development within the Six Points/Farmers Market Redevelopment Area, South of National Avenue (SONA) redevelopment.

WHEREAS, the Community Development Authority of the City of West Allis (the "Authority") is the owner approximate 6.63 acres of land consisting of 66** W. National Avenue (454-0648-000), 66** W. Mitchell St. (454-0650-000), and 66** W. National Avenue (454-0649-000) ("Property") on Property called South of National Avenue (SONA) redevelopment area; and,

WHEREAS, the Authority, on November 9, 2021, by Resolution 1403, approved the Terms and Conditions of a Development Agreement between the Community Development Authority and the Mandel Group, Inc. for the Market development (South of National Avenue "SONA")

WHEREAS, the Authority, on September 14, 2021, by Resolution 1390, approved an Access Agreement which stated that Mandel Group is responsible for all associated permits, liabilities, and costs for the SONA properties to advance site preparation work for the overall development SONA Lofts and Makers Row; and,

WHEREAS, the Authority, on October 20, 2020 by Resolution 1355, approved a Letter of Intent for SONA from the Mandel Group for Phase II of the Market Development; and

WHEREAS, the Authority, on May 31, 2016 by Resolution No.1180, authorized a Purchase and Sale Agreement and Development Agreement with Mandel Group Properties, LLC for 7.5 acres of property for commercial and residential development within the Six Points/Farmers Market Redevelopment Area to develop the area North of National Avenue (NONA).

WHEREAS, the Authority duly noticed and held a Public Hearing on the sale of the Property on May 31, 2016; and through Resolution No.1179, authorized the sale of land of 14 acres of land to the Mandel Group Properties, LLC; 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 6.48 acres of property, South of National Avenue (SONA), into residential and commercial development; and,

NOW, THEREFORE, BE IT RESOLVED that the Community Development Authority of the City of West Allis, as follows:

1. Approves the Purchase and Sale Agreement and Development Agreement by and between the Community Development Authority of the City of West Allis and Mandel Group Properties, LLC for commercial and residential development within the Six Points/Farmers Market Redevelopment Area, South of National Avenue (SONA) redevelopment pursuant to section 66.1333(6)(b)2, Wis. Stat.
2. Authorizes the Executive Director to make such non-substantive changes, modifications, additions and deletions to and from the various provisions reasonably necessary to complete the transactions contemplated therein.
3. 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.

Approved: _____

A handwritten signature in black ink, appearing to read 'Patrick Schloss', written over a horizontal line.

Patrick Schloss, Executive Director
Community Development Authority