

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS, WISCONSIN
RESOLUTION NO: 1489
DATE ADOPTED: December 17, 2024

Resolution to approve a Purchase and Sale and Development Agreement between JJH3Group, LLC, and the City of West Allis and Community Development Authority of the City of West Allis for the for the multifamily and mixed-use development for the property located along W. Greenfield Ave. between S. 64th and S. 65th St.

WHEREAS, JJH3Group, LLC (the “Developer”) has submitted an offer to purchase 0.40 acres of the Community Development Authority of West Allis (the “Authority”) owned property known as the former Spot Lite and former Crowdaddy’s properties located at 6414-22 W. Greenfield Ave. - (Tax Key No. 439-0144-001); 6424-26 W. Greenfield Ave. - (Tax Key No. 439-0145-002); and 13** S. 65 St. – (Tax Key No. 439-0146-000), referred to as (the “Property”) for \$7.4 million townhome and mixed-use multifamily development; and,

WHEREAS, the Authority approved the Agreement under Resolution 1476, there are various word changes, edits, and modifications that Staff recommends the agreement are considered again for approval; and,

WHEREAS, the Developer plans to build an 8-unit townhome development, a three story, 11-unit market rate apartment building with 2,500 sq. ft. of commercial space, referred to as (the “Project”); and,

WHEREAS, as part of the Agreement, the Developer will be responsible for demolishing the existing improvements and constructing a new public space at the northeast corner of 65th and Greenfield Avenue.

WHEREAS, the project will also include the creation of a new Tax Incremental Financing District that will provide an economic benefit to develop the Project; and,

WHEREAS, the development of the Project would not occur without the benefits provided to Developer as set forth in this Purchase and Sale and Development Agreement hereby attached as Exhibit A.

NOW, THEREFORE BE IT RESOLVED that the Common Council of the City of West Allis hereby authorizes as follows:

1. A Purchase and Sale and Development Agreement between the City of West Allis, the Community Development Authority of the City of West Allis and JJH3GROUP, LLC and/or its assigns, for development of for the property located at 6414-22 W. Greenfield Ave. - (Tax Key No. 439-0144-001); 6424-26 W. Greenfield Ave. - (Tax Key No. 439-0145-002); and 13** S. 65 St. – (Tax Key No. 439-0146-000).
2. That the Economic Development Executive Director, with the approval of the City’s Director of Finance, or their designees, are hereby authorized and directed to take any and all other actions on behalf of the City which are deemed necessary or desirable in connection with the

aforementioned Development Agreement, including, without limitation, negotiating, executing, delivering and performing obligations under any and all documents in connection therewith including, without limitation, the sale of land, loan commitments, loan agreements, mortgages, notes, guaranties, security agreements, escrow agreements, certificates, affidavits, assignment agreements, pledges, disbursing agreements, subordination agreements, environmental agreements, indemnification agreements, land use restriction agreements, certified survey maps, easements, operating reserve agreements, replacement reserve agreements, working capital agreements, grant agreements and financing statements.

3. That the Economic Development Executive Director, with the approval of the Finance Director, or their designees, are hereby authorized and directed to take any and all other actions deemed necessary or desirable by him to effectuate the intent of the project.
4. Authorizes the Economic Development Executive Director and Finance 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.
5. 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 the Common Council of the City of West Allis hereby authorizes the Economic Development Executive Director, or his designee, to execute and deliver the aforesaid Purchase and Sale and Development Agreement on behalf of the City of West Allis.

Approved: _____
Patrick M. Schloss, Executive Director
Community Development Authority