

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO: 1534
DATE ADOPTED: March 10, 2026

Resolution to approve a professional services contract with Concord group for a construction cost review of 3LP West Allis LLC for the development of The Revv at 8530 W. National Avenue.

WHEREAS, the Development Agreement between Community Development Authority of the City of West Allis (the "Authority") and 3LP West Allis, LLC (the "3LP") has terms that outline construction savings and conditions that permit the Authority to obtain an independent review of the incurred construction costs by 3LP; and,

WHEREAS, the Authority has entered a sole source contract with The Concord Group in the past to perform a construction cost audit for Tax Increment District No. 19 – 86th and National Avenue; and,

WHEREAS, Staff recommends entering a sole source contract with The Concord Group for review and audit the construction costs associated with the development of The Revv at 8530 W. National Avenue within Tax Increment District 19 per the terms of the Development Agreement dated December 12, 2023.

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

1. That the Executive Director or its designee, be and is hereby authorized and directed to execute and deliver the aforesaid Contract on behalf of the Community Development Authority.
2. That the sum of \$12,500 be and is hereby appropriated from the Tax Increment District 19 – 86th and National.
3. That the Executive Director of the Authority, 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 Authority which he deems 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 Executive Director, with the approval of the Director of Finance, 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. That the Executive Director, with approval of the Director of Finance, or their designees, are hereby authorized to make such substantive changes, modifications, additions and deletions to and from the various provisions of any and all loan commitments, the sale of land, 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, development agreements, property management agreements, consulting agreements, escrow agreements, certificates, affidavits, reimbursement agreements, assignment agreements, attachments, exhibits, addendums, amendments and/or any other documents as may be necessary, proper and convenient 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 Executive Director, or his designee, be and is hereby authorized and directed to enter into a professional services contract up to \$12,500 with Concord group for a construction audit services for review of the Rev development within the 86th and National.

Approved: 
Patrick Schloss, Executive Director
Community Development Authority