

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO: 1342
DATE ADOPTED: January 14, 2020

Resolution recommending the sale of land for the property located at 6610 W. Greenfield Ave. (Tax Key No. 439-0001-032), to Reunion Restaurant or "Entity to be Named", for a proposed restaurant

WHEREAS, the Community Development Authority of the City of West Allis (the "Authority") is the owner of the parcel, totaling 0.70 acres located at 6610 W. Greenfield Ave. (Tax Key No. 439-0001-032) (the "Property"); 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 property; and,

WHEREAS, the Authority recommends to the Common Council of the City of West Allis the sale of the land to Reunion Restaurant or "Entity to be Named", to transform an approximate 10,000 sq. ft. former office building into a restaurant.

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

1. Approves the sale of land for the property located at 6610 W. Greenfield Ave. (Tax Key No. 439-0001-032), to Reunion Restaurant or "Entity to be Named" pursuant to section 66.1333(6)(b)2, Wis. Stat.
2. That the Executive Director of the Authority, or his designee, is 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 sale of public land, 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, or his designee, with the approval of the City Attorney, or his designee, is 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 City Attorney be and is hereby authorized to make such non-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, or 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.

Approved: _____


John F. Stibal, Executive Director
Community Development Authority

EXHIBIT A

Legal Description of Property

Parcel 1: Parcel 2 of Certified Survey Map No. 7256, recorded on July 1, 2003, in Reel 5615, Images 1303 to 1308, as Document No. 8568339, as corrected by affidavit of correction recorded February 12, 2004, in Reel 5772, Image 1417, as Document No. 8730478, further corrected by affidavit of correction recorded January 26, 2007, as Document No. 9376341; Being a division of a part of Parcel 2 of Certified Survey Map No. 6388, Being a part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 and that part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 34, Township 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

Parcel 2: Non-exclusive easement for the purposes of temporary vehicular parking and for ingress and egress for pedestrian and vehicular traffic as set forth in Easement Agreement recorded march 31, 2004, in Reel 5806, Image 223, as Document No. 8754345.

Address: 6610 West Greenfield Avenue, West Allis, WI 53214
Tax Key: 439-0001-032