

**CITY OF WEST ALLIS  
RESOLUTION R-2021-0409**

**RESOLUTION TO APPROVE A LIMITED GUARANTY AGREEMENT BETWEEN  
THE CITY OF WEST ALLIS AND WAUKESHA STATE BANK ON BEHALF OF  
COBALT PARTNERS, INC AND/OR AN AFFILIATE ENTITY FOR THE  
CONSTRUCTION OF A HOME 2 SUITES HOTEL WITHIN TAX INCREMENTAL  
DISTRICT 16, WITHIN THE S. 70TH STREET CORRIDOR (ALLIS YARDS)  
REDEVELOPMENT AREA**

**WHEREAS**, Cobalt Partners, Inc. and/or affiliate entity (“Developer”), has requested financial assistance from the City of West Allis to help secure project private financing from Waukesha State Bank for the construction of a Home 2 Suites Hotel within Tax Incremental District 16, within the S. 70th Street Corridor (Allis Yards) redevelopment area; and,

**WHEREAS**, the Common Council of the City of West Allis (the “City”) approved the Development Agreement between the City of West Allis and developers (West Quarter East, LLC and West Quarter West, LLC regarding the South 70th Street Corridor development project) by Resolution No. R-2019-0214 adopted March 21, 2019, and a second amendment to the Agreement through Resolution No. R-2020-0226 adopted April 29, 2020; and,

**WHEREAS**, the City wishes to encourage economic development, eliminate blight, expand the City’s tax base and foster job creation for the City through the development of the Property; and,

**WHEREAS**, the Developer’s request for a \$4 million Guaranty from the City follows challenges in the development and hospitality industry to secure private financing for the construction of a hotel because of the financial impacts caused by the National COVID-19 pandemic; and,

**WHEREAS**, the City Attorney and the City’s Economic Development staff have negotiated with Waukesha State Bank, and formed the attached Exhibit A – Limited Guaranty, hereby attached by reference.

**NOW THEREFORE, BE IT RESOLVED** that the Common Council of the City of West Allis hereby approves the following:

1. A Limited Guaranty Agreement between the City of West Allis and Waukesha State Bank on behalf of Cobalt Partners, Inc and/or an affiliate entity for the construction of a Home 2 Suites Hotel within Tax Incremental District 16, within the S. 70th Street Corridor (Allis Yards) redevelopment area.
2. The Common Council Adopts Exhibit A – Limited Guaranty.
3. The Economic Development Executive Director, or his designee, be and is hereby authorized to execute and deliver the aforesaid Contract on behalf of the City.
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 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.

**SECTION 1:**            **ADOPTION** “R-2021-0409” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

A D O P T I O N

R-2021-0409(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Ald. Angelito Tenorio	_____	_____	_____	_____
Ald. Vince Vitale	_____	_____	_____	_____
Ald. Tracy Stefanski	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Thomas Lajsic	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Rosalie Reinke	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____

Attest

Presiding Officer

\_\_\_\_\_  
Rebecca Grill, City Clerk, City Of  
West Allis

\_\_\_\_\_  
Dan Devine, Mayor City Of West  
Allis