

**CITY OF WEST ALLIS
RESOLUTION R-2025-0392**

**RESOLUTION TO APPROVE AN ALLOCATION OF UP TO \$250,000 TO THE
COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF WEST ALLIS TO
ACQUIRE THE PROPERTY LOCATED AT 1405 S. 92 ST. (PARCEL ID: 450-0502-
000)**

WHEREAS, F Street Manager 3, LLC, a subsidiary of real estate developer F Street, has an accepted Offer to Purchase the property located at 1405 S. 92 St. (the “Property”) from CCM-Aloysius, LLC; and,

WHEREAS, the Community Development Authority of City of West Allis (the “CDA”) has determined that redevelopment of the Property is in the best interest of the community to promote economic development, neighborhood revitalization, and growth; and,

WHEREAS, to assist with the successful completion of the sale and redevelopment of the Property, the City of West Allis has determined it is necessary to provide funding to the CDA to allow the CDA to receive by assignment F Street Manager 3, LLC’s interests in acquiring the Property; and,

WHEREAS, the CDA has approved a Letter of Interest submitted by F Street communicating its interest in redeveloping the Property, a copy of which is included in this file; and,

WHEREAS, the CDA has already acquired a mortgage against the Property so only the difference between purchase price and the balance of the debt owed is necessary to close this transaction; and,

WHEREAS, after acquisition of the Property from CCM-Aloysius, LLC, the CDA intends to convey equitable title to a subsidiary of F Street for a purchase price of \$868,600 to be paid through the terms of a land contract; and,

WHEREAS, the City of West Allis Common Council has determined that an allocation of up to \$250,000 to the CDA for the purpose of supporting the Property’s redevelopment is an appropriate use of public funds; and,

WHEREAS, the allocation of up to \$250,000 shall be utilized by the CDA to support the necessary steps to finalize the acquisition of the Property and subsequent conveyance of the Property to F Street; and,

WHEREAS, the allocation of funds will be made from the City of West Allis Operating Reserve Funds.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis, that the Common Council hereby approves the allocation of up to \$250,000 to the

Community Development Authority for its acquisition of the Property at 1405 S. 92nd St.

BE IT FURTHER RESOLVED that the Economic Development Executive Director, or his/her designee, is hereby authorized to take all necessary steps to implement and administer the provisions of this resolution, including the execution of any agreements or documents necessary to effectuate the allocation and development.

BE IT FURTHER RESOLVED 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 up to \$250,000 be allocated from City of West Allis Operating Reserve upon acceptance of the agreement by the City's Finance Director.

SECTION 1: **ADOPTION** "R-2025-0392" of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

A D O P T I O N

R-2025-0392(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis