

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO: 1513
DATE ADOPTED: NOVEMBER 11, 2025

Resolution to approve a Purchase and Sale and Development Agreement between the Community Development Authority and F Street 92, LLC, for the property located at 1405 S. 92 St.

WHEREAS, F Street 92, LLC (the “Developer”) has acquired, through a Land Contract with the Community Development Authority of the City of West Allis, approximately 3 acres of property known as the former St. Aloysius Church and School site at 1405 S. 92 St. in the City of West Allis, (the “Property”) for the construction of a 21-unit garden style townhome apartment buildings and a 105 unit mid-rise apartment development with an estimated development budget of \$37 million; and,

WHEREAS, the Community Development Authority of the City of West Allis (the “Authority”) 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, F Street 92, LLC and/or its assigns, plans on preparing the Property by splitting the site into two parcels that will include one phase of 21-unit garden style townhome apartment buildings with 22 covered garages and 22 driveway parking spaces and 25 surface parking spaces; and the second phase will include a multi-story, multifamily mid-rise apartment building with 105 – units with 70 covered underground parking spaces and 63 surface parking spaces. The project will include amenities such as a dog exercise area, community and fitness rooms, grill stations, balconies, etc.; referred to as (the “Project”); and,

WHEREAS, the development of the Project would not occur without the benefits to be provided to Developer through Tax Incremental Financing from Tax Increment District #21 – 92 and Greenfield as set forth in this Purchase and Sale and Development Agreement.

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

1. A Purchase and Sale and Development Agreement and/or its assigns, for development of for the property located at 1405 S. 92 St.
2. That the 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 Authority which he deems necessary or desirable in connection with the aforementioned Purchase and Sale and 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 Finance Director, or their designees, are hereby authorized and directed to take all other actions deemed necessary or desirable by him to effectuate the intent of the project.

4. Authorizes the 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 Community Development Authority of the City of West Allis hereby authorizes the 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 Schloss, Executive Director
Community Development Authority