

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS, WISCONSIN
RESOLUTION NO. 1410
DATE ADOPTED: December 13, 2021

Resolution to approve an amendment to the access agreement between the Community Development Authority of the City of West Allis and Mandel Group for the Phase II of The Market development (South of National Avenue "SONA").

WHEREAS, the Community Development Authority of the City of West Allis (the "Authority") owns the land at the southwest corner located Six Points Crossing and W. National Avenue (SONA) consisting of 6.48 acres of land;

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 approved a Letter of Intent for SONA from the Mandel Group for Phase II of the Market Development through Resolution No.1355 approved October 2020; and

WHEREAS, the Mandel Group has requested approval from the Authority for a Site Access Agreement for the SONA properties to advance site preparation work for the overall development SONA Lofts and Makers Row; and,

WHEREAS, Mandel Group will be responsible for all associated permits, liabilities, and costs outline within the terms and conditions of the Site Access Agreement hereby attached as Exhibit A – Site Access Agreement; and,

WHEREAS, the Authority, on September 14 2021, approved an Access Agreement between the Community Development Authority of the City of West Allis and Mandel Group for the Phase II of The Market development (South of National Avenue "SONA"); and,

WHEREAS, Executive Director recommends approval of the amendment to the Site Access Agreement as the overall Development Agreement negotiations have advanced to the point of taking up the Purchase and Sale and Development Agreement.

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

1. Upon the Authority's approval of the Purchase and Sale and Development Agreement for the SONA Lofts portion of the redevelopment as well as site improvements to all of SONA, the Executive Director is authorized to enter into an amendment to the Site Access Agreement for Phase II of The Market development (South of National Avenue "SONA")
2. The Executive Director is authorized to make such non-substantive changes, modifications, additions and deletions to and from the various provisions reasonably necessary to complete the transactions contemplated therein.
3. The City Attorney is 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.

Approved: _____
Patrick Schloss, Executive Director
Community Development Authority