

COMMUNITY DEVELOPMENT AUTHORITY  
CITY OF WEST ALLIS  
RESOLUTION NO: 1510  
DATE ADOPTED: SEPTEMBER 30, 2025

Resolution approving a temporary storage agreement with Ope! Brewing Company for the use of a portion of the property located at 6771 W. National Ave.

WHEREAS, the West Allis Community Development Authority ("CDA") is the owner of the property located at 6771 W. National Avenue, West Allis, Wisconsin; and

WHEREAS, Ope! Brewing Company ("Ope") has requested the use of a small portion of the building at said property for the temporary storage of certain brewing-related equipment and materials, including but not limited to fermenters, kegs, and cans; and

WHEREAS, the proposed temporary use will not interfere with the CDA's operations or long-term redevelopment goals for the property; and

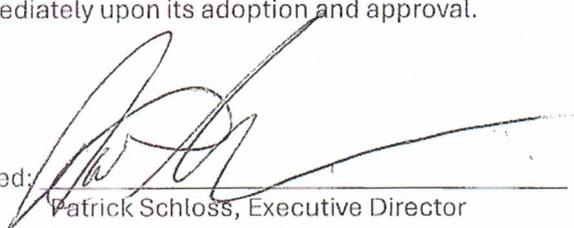
WHEREAS, the CDA desires to accommodate Ope's request under terms that protect the CDA and the City of West Allis, including Ope's agreement to hold the CDA harmless from any theft, damage, or liability associated with such storage; and

WHEREAS, the CDA finds that entering into this agreement will support a valued local business and advance the CDA's mission to encourage economic development and adaptive use of properties within the City.

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

1. The CDA hereby approves the **Temporary Storage Agreement** between the CDA and Ope! Brewing Company, substantially in the form presented at this meeting.
2. The CDA Chairperson and Executive Director, or their designees, are authorized and directed to execute the Agreement on behalf of the CDA, subject to such minor changes as may be approved by the CDA's legal counsel.
3. This Resolution shall take effect immediately upon its adoption and approval.

Approved: \_\_\_\_\_

  
Patrick Schloss, Executive Director  
Community Development Authority

## **TEMPORARY STORAGE AGREEMENT**

This Temporary Storage Agreement (“Agreement”) is entered into as of [Date], by and between the West Allis Community Development Authority (“CDA” or “Owner”) and Ope! Brewing Company (“Ope” or “Tenant”).

### **1. Premises**

The CDA agrees to allow Ope to use a designated portion of the building located at **6771 W. National Avenue, West Allis, WI** (“Premises”) solely for the temporary storage of brewing-related equipment and materials, as further described below:

- Empty Fermenters (approximately 9)
- Empty Kegs (up to 10 pallets)
- Empty Cans for packaging (up to 5 pallets)

### **2. Term**

This Agreement shall commence on [Start Date] and shall continue on a month-to-month basis until terminated by either party with thirty (30) days’ written notice.

### **3. Rent**

The use of the Premises is provided at \$100/month.

### **4. Use and Responsibilities**

- Ope shall use the Premises solely for the storage of the above-listed equipment and materials.
- Ope shall ensure that only certified forklift operators handle placement or removal of pallets.
- Ope shall not make alterations to the Premises.

### **5. Indemnification and Liability**

Ope agrees to hold harmless and indemnify the CDA and the City of West Allis against any and all liability, claims, damages, or losses arising from theft, damage, accidents, or injuries related to Ope’s use of the Premises. The CDA and the City assume no responsibility for the stored equipment and materials.

### **6. Insurance**

Ope shall be solely responsible for insuring its equipment and materials stored at the Premises.

## 7. Removal of Property

Ope shall promptly remove all equipment and materials from the Premises upon request of the CDA, and in no event later than thirty (30) days following termination of this Agreement.

## 8. Entire Agreement

This Agreement constitutes the entire understanding between the parties and may only be modified in writing signed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

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**West Allis Community Development Authority**

By: \_\_\_\_\_

Name: Patricia Schless

Title: Executive Director

**Ope! Brewing Company**

By: \_\_\_\_\_

Name: John Onopa

Title: Owner