



City of West Allis

Legislation Text

File #: R-2020-0025, **Version:** 1

Resolution recommending the sale of public land for the property located at 6610 W. Greenfield Ave. (Tax Key No. 439-0001-032), to the Reunion Restaurant or "Entity to be Named", for a proposed restaurant

WHEREAS, the Community Development Authority of the City of West Allis (the "Authority") is the owner of the parcel, totaling 0.70 acres located at 6610 W. Greenfield Ave. (Tax Key No. 439-0001-032) (the "Property"); and,

WHEREAS, the Authority, through CDA Resolution No. 1342, adopted January 14, 2020, recommends to the Common Council of the City of West Allis the sale of the land to the Reunion Restaurant or "Entity to be Named", for a 8,900 sq. ft. proposed restaurant; and,

WHEREAS, the City of West Allis (the "City") wishes to create additional tax base and foster job creation for the City through the sale and redevelopment of the property.

NOW, THEREFORE BE IT RESOLVED by the Common Council of the City of West Allis hereby authorizes the Authority as follows:

1. Approves the sale of land for the property located at 6610 W. Greenfield Ave. (Tax Key No. 439-0001-032), to Reunion Restaurant or "Entity to be Named" pursuant to section 66.1333(6)(b)2, Wis. Stat.
2. That the Executive Director, or his designee, is hereby authorized and directed to take any and all other actions on behalf of the City which he deems necessary or desirable in connection with the aforementioned sale of public land, 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, or his designee, with the approval of the City Attorney, or his designee, is hereby authorized and directed to take any and all other actions deemed necessary or desirable by him to effectuate the intent of the project.
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 any and all loan commitments, the sale of land, 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, development agreements, property management agreements, consulting agreements, escrow agreements, certificates, affidavits, reimbursement agreements, assignment agreements, attachments, exhibits, addendums, amendments and/or any other documents as may be necessary, proper, or convenient 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.

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