

**SAMPLE  
PURCHASE AND SALE  
AGREEMENT**

Document Number

Name and Return Address:  
Redevelopment Authority  
Real Estate Section (Haessly)  
809 North Broadway  
Milwaukee, WI 53202-3617

Tax Key Nos.: 314-0293-000-7

This document was drafted by the City of Milwaukee, Department of City Development.

Recording Area

AGREEMENT, By and between the **REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE**, a public body corporate, which, together with any successor public body or officer hereafter designated by or pursuant to law, ("Agency"), having its office at 809 North Broadway in the City of Milwaukee ("City"), State of Wisconsin, and \_\_\_\_\_, ("Redeveloper") located \_\_\_\_\_, Milwaukee, WI, \_\_\_\_\_, WITNESSETH:

WHEREAS, In furtherance of the objectives of, and pursuant to Section 66.1333 of the Statutes of the State of Wisconsin, the Agency is carrying out blight elimination activities in the vicinity of East Locust Street and North Breman Street in the Riverwest neighborhood. The Agency has offered to sell and the Redeveloper is willing to purchase certain real property at 821-33 East Locust Street ("Property") and more particularly described in **Exhibit A** annexed hereto and made a part hereof, and to improve the Property for and in accordance with this Agreement:

NOW, THEREFORE, In consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

**SEC. 1. PROJECT DESCRIPTION**

Agency and Redeveloper agrees to develop the Property as follows and that constitutes the "Project":

Construct a \_\_\_-story, \_\_\_\_\_ square foot building for use as \_\_\_\_\_, associated parking and landscaping according to the Design Criteria attached as **Exhibit B** and plans approved by the Agency as an Agency Closing Contingency pursuant to Section 4(c). A portion of the Property shall be used for a seasonal farmers' market and green space open to the public during daylight hours with access ensured through a Public Access Easement to the City executed by Redeveloper at Closing.

**SEC. 2. REDEVELOPER ACTIONS**

(a) In connection with the Project, the Redeveloper shall:

1. Submit final site plan, including a detailed fencing, paving and landscaping plan, and final building plans to the Agency for approval prior to closing for the Property to satisfy an Agency Closing Contingency pursuant to Section 4(c). Final plans must conform to preliminary plans approved by the Agency when the Agency approved the Property conveyance and shall incorporate any changes recommended as part of Agency's approval. Final plans shall be submitted to the Agency through the City Development Center as part of Redeveloper's application for building permits.
2. Submit a final construction budget and evidence of financing for the Project in a form satisfactory to the Agency prior to conveyance of the Property to satisfy an Agency Closing Contingency pursuant to Section 4(c).
3. Commence construction of the Project within thirty (30) days following closing for the Property and be completed within twelve (12) months of closing, subject to force majeure delays, and other delays not within the control of the Redeveloper.

4. Be responsible for all site development expenses, including, but not limited to, extension of water and sewer laterals to the Property and the provision or replacement of sidewalks and curb cuts.

(b) Redeveloper covenants and agrees that no additional buildings, structures, or other similar improvements shall be constructed on the Property without the prior written approval of the Agency, including without limitation because of enumeration, any addition to or expansion of any principal building currently located on or presently proposed for construction on the Property or any accessory building to such principal building.

(c) Redeveloper agrees to comply with the Emerging Business Enterprise (EBE) policy of the Agency that requires a good faith effort for EBE participation of least 21% of the total project budget. Redeveloper agrees to execute an EBE agreement for the Project with the City of Milwaukee Equal Opportunity Enterprise Program (EOEP) prior to Closing. Redeveloper shall also obtain a copy of the "EBE Certification Directory" from the Joint Certification Program. After completion of the project, Redeveloper shall report on its use of EBEs in terms of the total number of EBE contractors used and the dollar volume of such contracts. Such information shall be provided in writing prior to or with Redeveloper's request for a Certificate of Completion pursuant to Section 7 of this Agreement.

**SEC. 3. PURCHASE PRICE & EARNEST MONEY**

(a) Purchase Price. The "Purchase Price" for the Property shall be \_\_\_\_\_ and No/100ths Dollars (\$\_\_\_\_\_.00). Redeveloper shall pay the Net Purchase Price to Agency at Closing in the form of a check subject to the usual and customary prorations. If applicable: Redeveloper shall reimburse Agency at Closing for Redeveloper's share of environmental costs pursuant to Section 6(b). Redeveloper may be asked to allocate the Net Purchase Price to Agency sale expenses, development fee and reimbursements.

(b) Earnest Money. Redeveloper shall tender to the Agency earnest money ("Earnest Money") in the amount of \$3,240.00 in good funds on or before a date that is not later than fifteen (15) days following the date of approval of this Agreement by the City Common Council. The Earnest Money is non-refundable except for default by the Agency. Earnest Money shall be held by the Agency in an Agency account. If this transaction fails to close as required hereunder, other than as a result of a default by Agency in which event the Earnest Money shall be returned to Redeveloper immediately, Agency shall keep the Earnest Money. If this transaction closes within the "Base Period" (as defined below) and as required hereunder, the Earnest Money shall be credited toward the Purchase Price at Closing. No credit of Earnest Money shall be granted if the Agreement is extended pursuant to Section 4(b). If the Earnest Money is not timely paid, Agency may declare this Agreement terminated.

**SEC. 4. CONVEYANCE OF PROPERTY**

(a) Closing. Closing on this transaction and conveyance of the Property from Agency to Redeveloper ("Closing") shall be at the City Real Estate Office at a date and time mutually agreed to by the parties, which date shall be on or before \_\_\_\_\_ ("Base Period"), provided:

- 1) such date is not more than six months following the date of approval of this Agreement by the City Common Council;
- 2) Redeveloper has satisfied the Agency Closing Contingencies in Section 4(c); and
- 3) is not in violation of Agency's policies pursuant to Section 4(j).

(b) Extension. If Redeveloper is unable to close on or before expiration of the Base Period, Redeveloper may submit a written request for one (1) six (6)-month extension of this Agreement ("Extended Period") from the Agency's Executive Director, a \$500 renewal fee and a progress report of Redeveloper's efforts to obtain final construction plans and firm financing. The Executive Director shall grant the Extended Period if Agency is satisfied that Redeveloper is making progress to obtain Final Plans and financing. The renewal fee shall not be credited toward the Purchase Price.

(c) Agency Closing Contingencies. Notwithstanding anything to the contrary contained herein, the Agency's duty to Close and convey the Property on or before the expiration of the Base Period or Extended Period is contingent upon:

- 1. Financing and/or Equity. Redeveloper submitting to Agency evidence of financing without contingencies and/or equity in an amount equal to the Final Budget and satisfactory to Agency;
- 2. Final Construction Plans. Agency's Design Review Team approving Redeveloper's Final Building and Site Plans.
- 3. EBE. Redeveloper submitting an EBE Agreement executed by Redeveloper and acceptable to the EBE Program Office.

(d) Form of Deed. Agency shall, at Closing and upon submission of the Purchase Price, convey the Property to Redeveloper by Quit

Claim Deed (“Deed”) in an “as is, where is” condition with all faults and defects, known or unknown, physical or otherwise, including but not limited to environmental or geotechnical defects, whether disclosed or not disclosed, known or not known, and without representation or warranty, express or implied. Such provisions shall bar all tort, warranty, and misrepresentation claims, including any action based on non-disclosure. The conveyance and title shall, in addition to the provisions of Section 15 of this Agreement and all other conditions, covenants and restrictions set forth or referred to elsewhere in this Agreement, be subject to:

1. Applicable statutes, orders, rules and regulations of the Federal Government and State of Wisconsin, and laws and ordinances of the City of Milwaukee, including zoning, building and land subdivision laws and regulations;
2. All easements of record;
3. A restriction that the Property must be taxable for property-tax purposes. The restriction shall require that no owner or occupant of the Property shall apply for, or seek, or accept, property-tax exemption (whether under Wis. Stat. § 70.11 or otherwise) for the Property, or any part thereof. This restriction shall be a permanent covenant that runs with the land, and may only be released by resolution passed by the City’s Common Council.
4. Any recorded or unrecorded rights or interests of any person, entity or utility in any vacated alley, street, or public right-of-way at the Property including rights and interest of persons under Wis. Stat. § 66.1005(2).
5. Matters that would be revealed by an ALTA survey including, but not limited to, encroachments from the Property to a public right of way or adjacent property or encroachments on the Property from adjacent properties.
6. A restriction joining the individual lots of the Property so as to create a single parcel for assessment purposes and that cannot be divided without the prior approval of the Common Council. Redeveloper may be required to obtain a Certified Survey Map to join lots as a condition of a building permit.
7. Registry of the Property on a Geographic Information System (“GIS”) Registry of the Wisconsin Department of Natural Resources (“WDNR”) pursuant to Section 6(b).
8. Public Access Easement to the City for the community space that shall be executed by Redeveloper at Closing.

(e) Proration of Taxes. There shall be no proration of real estate taxes as the Property is tax exempt.

(f) Recordation of Deed. Agency shall promptly file the Deed for recording with the Milwaukee County Register of Deeds or as permitted by the Municipal Code of Ordinances. The Redeveloper shall pay all costs for so recording the Deed. No real estate transfer fee is due and no real estate transfer return is required pursuant to Wis. Stat. Section 7.25(s) and Section 77.23 (2), respectively, unless Agency is a lender in the transaction.

(g) Other Closing Documents. Redeveloper may be responsible for executing Closing documents required by the City Department of Neighborhood Services Property Recording Program and/or the Wisconsin Department of Commerce Weatherization Program. Redeveloper shall be solely responsible for all fees, including recording fees, for such documents.

(h) Title Insurance. Agency shall procure and deliver to the Redeveloper for examination a preliminary commitment for title insurance prepared by a title insurance company under contract with the Agency in the amount of the full Purchase Price, naming the Redeveloper as the insured. This commitment shall guarantee the Agency’s title to be in the condition called for by this Agreement. Agency shall pay the base cost of title insurance. The cost of title updates, gap endorsements and special assessment letters shall be paid by Redeveloper.

(i) Special Assessments. Agency will be responsible for all special assessments levied as of the date this Agreement was accepted by the City Common Council. Redeveloper is responsible for all special assessments levied after that date. The Agency shall provide details of any known or contemplated special assessments at Closing. If outstanding special assessments for which the Agency is responsible exist at Closing, Agency shall grant a credit in the amount of such assessments against the Purchase Price. Redeveloper shall pay the assessment when billed. If the estimated assessment is greater than the Purchase Price, Agency shall notify the Department of Public Work to bill Agency for the special assessment. If the special assessment for which the Agency is responsible is billed to Redeveloper or inadvertently certified to the tax roll, Redeveloper shall provide the bill to Agency and Agency shall arrange for payment.

- (j) Agency Policies. Redeveloper certifies that it as individual or member of a corporation or partnership is not now and will not be at Closing in violation of the following Agency Policies:
- i. Delinquent real estate or personal property taxes due the City of Milwaukee.
  - ii. Building or health code violations that are not being actively abated.
  - iii. Convicted of violating an order of the Department of Neighborhood Services or Health Department within 12 months preceding Closing.
  - iv. Convicted of a felony crime that affects property or neighborhood stability or safety.
  - v. Outstanding judgment to the City of Milwaukee.
  - vi. In Rem foreclosure by the City of Milwaukee within five years preceding Closing.

If Redeveloper is found to violate any of these Agency Policies, the Agency shall give Redeveloper notice to correct this condition by the expiration of the Base Period or Extended Period or other such period as determined by the Executive Director. If the violation is not corrected within the specified period, this Agreement for Sale may be canceled and the Earnest Money and renewal fees, if any, shall be retained by the Agency as liquidated damages.

(k) Agreement to be Recorded Against Title. At Closing, and before recording the Deed, Agency shall record this Agreement against the Property in the Register of Deeds Office at Redeveloper's expense, and the Property's title will be encumbered by it until issuance of the Certificate defined below

## **SEC. 5. PERFORMANCE DEPOSIT**

The Redeveloper shall deliver at Closing a Performance Deposit in the amount of **Ten Thousand and No/100ths (\$10,000.00) Dollars** ("Deposit"). The Deposit shall serve as security for the performance of the obligations of the Redeveloper to construct as provided hereinafter. The Agency shall authorized return of the Deposit concurrently with its formal approval of the Certificate of Completion pursuant to Section 7 or shall retain the Deposit as liquidated damages in accordance with the provisions of Sections 7 and 15. No interest shall be paid on the deposit. All or part of the Deposit may be retained by the Agency if Redeveloper fails to complete the Project according to the time schedule provided in Section 2.

## **SEC. 6. SITE PREPARATION AND CERTAIN OTHER ACTION BY AGENCY**

(a) Work To Be Performed By Agency. The Agency shall without expense to Redeveloper, prepare the Property for redevelopment by the Redeveloper in the following manner:

1. The Property will be conveyed to Redeveloper in "as is, where is" condition. With all faults and defects (including title, geotechnical and environmental), known or unknown, detected or undetected, physical or otherwise, and without warranty or representation, whatsoever, express or implied except as expressly set forth in this Agreement.
- 2.
3. Agency discloses that the Property may contain old building foundations, rubble and debris from prior buildings that may have been demolished. Redeveloper agrees to accept the Property "as is, where is" and is solely responsible for conducting its own geotechnical investigation to determine the bearing capacity of the soil and for all site excavation, debris removal, fill and development expenses.
4. Environmental Matters.
  - a. Agency has provided to Redeveloper and Redeveloper acknowledges receipt of the following environmental reports prepared by Giles Engineering Associates, Inc. ("Giles"):
    - i. Phase I Environmental Site Assessment, January 14, 2003.
    - ii. Phase II Environmental Site Investigation, November 7, 1996.
    - iii. Site Investigation Report, January 15, 2003.
    - iv. Request for Case Closure, March 3, 2008Provision of these reports does not affect or impact the "as is, no representation or warranty" nature of this transaction, and neither Agency nor the City warrants the contents, conclusion or accuracy of them
  - b. Agency has provided Redeveloper and Redeveloper acknowledges receipt of a Final Case Closure Letter dated July 10, 2008 from WDNR. Redeveloper agrees to comply with WDNR case closure requirements. Redeveloper agrees to accept assignment of a WDNR Responsible Party Letter at Closing.
  - c. Agency discloses that the Property is listed on WDNR's GIS Registry for soil and groundwater impacts.
  - d. No additional environmental investigation shall be conducted by the Agency. Redeveloper agrees to accept the Property in its "as is, where is" condition including all environmental conditions, known or unknown, disclosed or not disclosed.

(b) Right of Entry for Utility Service. The Agency reserves for itself, the City, and any public utility company as may be appropriate, the unqualified right to enter upon the Property at all reasonable times for the purpose of reconstructing, maintaining, repairing or servicing the public utilities located within the Property boundary lines and provided for in the easements described or referred to in Paragraph (a), Section 2 hereof. This right-of-entry shall not interfere with Redeveloper's use of the Property.

(c) Redeveloper Not to Construct Over Utility Easements. The Redeveloper shall not construct any building or other structure or improvement on, over, or within the boundary lines of any easement for public utilities described or referred to in Paragraph (a), Section 2 hereof, unless such construction is provided for in such easement or has been approved by the City. If approval for such construction is requested by the Redeveloper, the Agency shall use its best efforts to assure that such approval shall not be withheld unreasonably.

(d) Access to Property. Prior to the conveyance of the Property to Redeveloper, the Agency shall permit representatives of the Redeveloper to have access to any part of the Property as to which the Agency holds title, at all reasonable times for the purpose of obtaining data and making various tests that necessary to carry out the Agreement upon receipt by the Agency of a written request for such entry and submittal of evidence of insurance according to the Agency's minimum guidelines. Such request and evidence of insurance must be satisfactory to the Agency in form and substance prior to the Agency granting such access. After the conveyance of the Property to the Redeveloper, the Redeveloper shall permit the representatives of the Agency, or the City upon five (5) days prior written notice access to the property at all reasonable times which any of them deems necessary for the purposes of the Agreement, including, but not limited to, inspection of all work being performed in connection with the construction as hereinafter defined. No compensation shall be payable nor shall any charge be made in any form by any party for the access provided for in this Section.

**SEC.7. CERTIFICATE OF COMPLETION**

Promptly after completion of the Project, including landscaping, in accordance with this Agreement, Redeveloper shall request that the Agency issue a Certificate of Completion ("Certificate") and return the Deposit. This Certificate shall be a conclusive determination of satisfaction and termination of the covenants in the Agreement and the Deed with respect to the obligations of the Redeveloper and its successors and assigns to construct and the dates for the beginning and completion thereof. Representatives of the Agency shall inspect the Project within thirty (30) days following receipt of Redeveloper's request to determine if the work has been completed according to Agency-approved plans and this Agreement. If the Project is determined to be in conformance, the request for the Certificate shall be presented to the Agency for its formal approval at the next available regularly schedule meeting of the Agency. The Agency shall execute such Certificate within thirty (30) days of its authorization and shall present the Certificate for recording to the Register of Deeds at Agency's expense. If the Agency shall refuse or fail to authorize this Certificate, the Agency shall within thirty (30) days of the Project inspection provide Redeveloper with a written statement indicating in adequate detail how the Redeveloper has failed to complete the redevelopment of the Project in conformity with approved plans or this Agreement, or is otherwise in default, and what measures or acts are necessary, in the opinion of the Agency, for the Redeveloper to take or perform in order to obtain the Certificate. Concurrent with Agency's consideration of the request for the Certificate, the Agency shall consider return of the Deposit. All or part of the Deposit may be retained by the Agency if the project is not completed according to the schedule specified in Section 2. A check for the amount of Deposit authorized for return by the Agency shall be provided within ten (10) days of authorization by the Agency.

**SEC. 8 RESTRICTIONS ON USE**

The Redeveloper agrees for itself, and its successors and assigns, and every successor in interest to the Property, or any part thereof, to:

- (a) Devote the Property only to and in accordance with the uses specified in this Agreement for a period not less than \_\_\_ years from the date of the Deed; and
- (b) Not discriminate upon the basis of sex, race, religion, color, national origin or ancestry, age, disability, lawful source of income, marital status, sexual orientation, gender identity or expression, past or present membership in the military service, familial status, or based upon affiliation with, or perceived affiliation with any of these protected categories in the sale, lease or rental, or in the use or occupancy of the Property or any improvements located or to be erected thereon, or any part thereof.
- (c) Comply with all requirements of the Americans with Disabilities Act of 1990, U.S.C. #12101, et. seq.

**SEC. 9. COVENANTS BINDING UPON SUCCESSORS IN INTEREST: PERIOD OF DURATION**

It is intended and agreed that the covenants provided in Sections 8 and 23 shall be covenants running with the land binding to the fullest extent permitted by law and equity for the benefit and in favor of, and enforceable by, the Agency, its successors and assigns, the City,

and any successor in interest to the Property, or any part thereof, and the United States (in the case of the covenant provided in subsection (b) of Section 8), against the Redeveloper, its successors and assigns, and every successor in interest to the Property or any part thereof or any interest therein, and any party in possession or occupancy of the Property or any part thereof. It is further intended and agreed that the covenant provided in subsection (b) of Section 8 shall remain in effect without limitation as to time.

**SEC.10. PROHIBITION AGAINST TRANSFER OF PROPERTY**

The Redeveloper has not made or created, and (except as permitted by Section 11) will not, prior to the completion of the Project as certified by the Agency, make or suffer to be made any sale, assignment, conveyance, lease or transfer in any other form of or with respect to this Agreement or the Property, or any part thereof or any interest therein, or contract or agree to do any of the same, without the prior written approval of the agency, provided that Redeveloper may assign or transfer to an entity which has the substantially similar ownership as Redeveloper. **For condominium projects:** Further provided, that the foregoing shall not apply to the agreement to sell, sale, or convey any condominium units for which an occupancy permit has been issued by the City, to the Declaration of Condominium and Plat or the transfer of title to the Owner's Association.

**SEC. 11. LIMITATION UPON ENCUMBRANCE OF PROPERTY**

Prior to issuance of the Certificate, neither the Redeveloper nor any successor in interest to the Property shall engage in any financing or any other transaction creating any mortgage or other encumbrances or lien upon the Property, whether by express agreement or operation of law, or suffer any encumbrance or lien to be made on or attach to the Property except for the purposes only of obtaining (a) funds only to the extent necessary for the construction provided in Section 1 and (b) such additional funds, if any, in an amount not to exceed the Purchase Price paid by the Redeveloper to the Agency. Until issuance of the Certificate, the Redeveloper (or successor in interest) shall notify the Agency in advance of any financing secured by mortgage or other similar lien instrument it proposes to enter into with respect to the Property and of any encumbrance or lien that has been created on or attached to the Property whether by voluntary act of the Redeveloper or otherwise.

**SEC. 12. MORTGAGEES NOT OBLIGATED TO CONSTRUCT**

Notwithstanding any of the provisions of this Agreement, including but not limited to those which are intended to be covenants running with the land, the holder of any mortgage authorized by this Agreement (including any holder who obtains title to the Property or any part thereof as a result of foreclosure proceedings, or action in lieu thereof, but not including (a) any other party who thereafter obtains title to the Property or such part from or through such holder or (b) any other purchaser at foreclosure sale other than the holder of the mortgage itself) shall not be obligated by the provisions of this Agreement to complete the construction or to guarantee such construction; nor shall any covenant or any other provision in the Deed be construed to so obligate such holder.

**SEC. 13. ENFORCED DELAY IN PERFORMANCE**

Neither the Agency nor the Redeveloper, nor any successor in interest, shall be considered in breach or default of its obligations with respect to the preparation of the Property for the Project or commencement and completion of the Project, in the event of enforced delay in the performance of such obligations due to unforeseeable causes beyond its control and without its fault or negligence. The time for the performance of the obligations shall be extended for the period of the enforced delay, as determined by the Agency, if the party seeking the extension shall request it in writing of the other party within ten (10) days after the beginning of the enforced delay.

**SEC. 14. NO DAMAGES FOR DELAY**

Redeveloper shall not be entitled to recover any damages from the City arising from or attributable to any delays in construction upon or development of the Property, unless the City caused the delay in question.

**SEC. 15. REMEDIES**

(a) General. In the even of breach of this Agreement, the parties have their respective rights hereunder, and those available at law and in equity. Agency expressly retains all rights under Wis. Stat. Section 893.80

(b) Prior to Conveyance. If, prior to Agency's conveyance of the Property, Redeveloper assigns or attempts to assign this Agreement or any rights hereunder or fails to pay the Purchase Price and take title to the Property upon Agency's offer of conveyance, the Agency may, at its option, terminate this Agreement and retain any fees submitted by Redeveloper as liquidated damages.

(c) Notice of Breach and Right to Cure. Except as otherwise provided herein, in the event of default or breach (“Default”) by either party hereto, the defaulting party shall, upon written notice from the other, cure or remedy such Default within 30 days after receipt of notice and demand to cure providing, however, that if the Default is one that cannot reasonably be cured with said 30 days, the defaulting party must diligently and faithfully pursue cure, and if the Default is not then remedied or cured with a reasonable time, or if the defaulting party fails to faithfully and diligently pursue cure, then (in any of the events described above) the aggrieved party may institute such proceedings and/or take such action to secure any rights as the aggrieved party may have available to it hereunder or at law or in equity, including, but not limited to, an action to compel specific performance and/or seeking damages.

(d) Waiver. No delay, waiver, omission or forbearance on the part of any party to exercise any right or power arising out of any other party’s Default shall be deemed a waiver by that party of such right or power against the other party for any subsequent Default.

(e) Agency’s Retained Reversionary Interest.

1. Agency’s Right to Reverter and Deposit. Notwithstanding anything to the contrary contained herein, or in the Deed, if subsequent to conveyance of the Property to Redeveloper and prior to issuance of the Certificate:
  - i. Redeveloper or any successor defaults on or violates its obligations with respect to the Project, including the nature of, and the dates for beginning and completion there, or abandons or substantially suspends construction, and any such default, violation, abandonment or suspension shall not be cured, ended or remedied within 90 days after Agency written demand so to do; or
  - ii. Redeveloper or any successor fails to pay real estate taxes, special assessment or special charges on the Property or any part thereof when due, or shall place thereon any encumbrance or lien unauthorized by this Agreement, or shall suffer any levy, lien, or attachment to be made, or any materialman, mechanic, or construction lien, or any other unauthorized encumbrance or lien to attach, and such taxes or assessment shall not have been paid, or the encumbrance or lien removed or discharged or provision satisfactory to Agency made for such payment, removal or discharge, within 90 days after Agency written demand so to do; or
  - iii. there is any transfer of the Property or any part thereof in violation of this Agreement, and such violation shall not be cured within 90 days after agency written demand;

then the Agency shall have the right to reenter and take possession of the Property and to record against the Property in the Milwaukee County Register of Deeds Office a “Notice of Reverter.” Redeveloper agrees that the recording of such Notice of Reverter shall have the effect of delivering and recording a deed from Redeveloper to Agency, and shall automatically terminate all of the Redeveloper’s rights, title and interest in and to the Property (and any interest of any successor that has taken title from or through Redeveloper, except Permitted Successors) and revert in Agency, subject to rights of Permitted Successors, the full estate conveyed by the Deed. The intent of this provision, together with other provisions of this Agreement, is that the conveyance of the Property to Redeveloper pursuant and subject to this Agreement shall be made upon a condition subsequent to the conveyance that in the event of any default, failure, violation, breach or other action or inaction by Redeveloper specified in subsections (a), (b) or (c) above, and the failure on the part of Redeveloper to remedy, end, abrogate or otherwise cure such default, failure, violation, breach or other action or inaction, within the period and in the manner stated in such subdivisions, Agency at its option may effect a termination of the estate conveyed to Redeveloper in favor of Agency in which case all rights and interests of Redeveloper (and of any successor or assign to Redeveloper or the Property, except Permitted Successors), shall revert to, and thereafter be solely and fully vested in, Agency. And such reversion of title in Agency shall be subject to, limited by, and shall not defeat, render invalid or limit (a) the lien of any mortgage authorized by this Agreement, (b) any right or interest provided in the Agreement for the protection of the holder of such mortgage and (c) any right of any Permitted Successor, including any lessee or buyer authorized by this Agreement.

If Agency exercises its reversionary right as set forth above, Agency may also retain the Deposit.

Agency’s reversionary right is a material provision of this Agreement, without which, Agency would not have entered into this transaction.

This Agreement is binding upon the parties hereto and their successors and assigns, including successors in interest to the Property. Notwithstanding the foregoing, until issuance of the Certificate, Redeveloper may not assign this Agreement or its rights hereunder without Agency’s prior written consent.

**SEC. 16. RESALE OF REACQUIRED PROPERTY: DISPOSITION OF PROCEEDS**

Upon the reversion in the Agency of title to the Property or any part thereof as provided in Section 15, Agency shall use best efforts to

resell the Property or part thereof (subject to rights of Permitted Successors) as soon and in such manner as the Agency shall find feasible and consistent with the objectives of applicable law and of the Redevelopment Plan to a qualified and responsible party or parties (as determined by the Agency) who will either (a) assume the obligation of making or completing the Project as shall be satisfactory to the Agency or (b) agree to undertake such other project at the Property as shall meet Agency's approval (or, alternatively, the Project with such modifications to which Agency may agree.

Upon Agency resale of the Property (or part thereof) the proceeds thereof shall be applied:

(a) First, to reimburse the Agency, on its own behalf or on behalf of the Agency, for all costs and expenses incurred by the Agency, including, but not limited to, salaries of personnel in connection with the reversion in title, management and resale of the Property or part thereof (but less any income derived by the Agency from the Property or part thereof in connection with such management); all taxes, assessments, and water and sewer charges with respect to the Property or part thereof (or, in the event the Property is exempt from taxation or assessment or such charges during the period of ownership thereof by the Agency, an amount, if paid, equal to such taxes, assessments or charges (as determined by the City assessing official) that would have been payable if the Property were not so exempt); any payments made or necessary to be made to discharge any encumbrances or liens existing on the Property or part thereof at the time of reversion of title thereto in the Agency or to discharge or prevent from attaching or being made any subsequent encumbrances or liens due to obligations, defaults or acts of Redeveloper, its successors or transferees; any expenditures made or obligations incurred with respect to the making or completion of the Project (or such modified or alternate project as Agency may establish or to maintain the Property), and any amounts otherwise owing the Agency by the Redeveloper and its successors or transferee; and

(b) Second, to reimburse Redeveloper, its successor or transferee, up to the amount equal to the sum of the net Purchase Price paid by it for the Property (or allocable to the part thereof) and the cash, labor and material actually invested by it in performing any construction on or rehabilitation of the Property or part thereof, less any gains or income withdrawn or made by it from the Agreement or the Property.

Any balance remaining after such reimbursements shall be retained by Agency as its property.

**SEC. 17. CONFLICT OF INTEREST:  
AGENCY REPRESENTATIVES NOT INDIVIDUALLY LIABLE**

No Agency member, official or employee shall have any personal interest, direct or indirect, in this Agreement, nor shall any such person participate in any decision relating to this Agreement which affects his personal interests or the interests of any corporation, partnership or association in which he is, directly or indirectly, interested. No Agency member, official or employee shall be personally liable to the Redeveloper or any successor in the event of any Agency default or breach or for any amount which may become due to the Redeveloper or successor or on any obligations under the terms of this Agreement.

**SEC. 18. INDEMNIFICATION**

Redeveloper agrees to defend, indemnify, and hold harmless RACM and the City and their respective officers, agents and employees, from and against all claims, demands, damages, liability, suits, judgments and decrees, attorney's fees, losses, costs and expenses of any kind or nature whatsoever that may come or be asserted against RACM or the City on account of: (a) Redeveloper's (or anyone acting for or at the direction of, or anyone claiming by, through, or under Redeveloper) preacquisition entry onto or investigations at the Property; and (b) if Redeveloper closes on this transaction and becomes owner of the Property, the condition of the Property – including environmental and geotechnical. The provisions in this Section shall survive completion of the Project, recording of the Certificate, and any termination of this Agreement

**SEC. 19. PROVISIONS NOT MERGED WITH DEED**

No provision of this Agreement is intended to or shall be merged by reason of any deed transferring title to the Property from the Agency to the Redeveloper or any successor in interest, and any such deed shall not be deemed to affect or impair the provisions and covenants of this Agreement.

**SEC. 20 GOVERNING LAW**

This Agreement shall be construed according to Wisconsin Law.

**SEC. 21 PUBLIC RECORDS**

This Agreement and certain documents relating hereto are, or may be, subject to Wisconsin's Open Records Law (Wis. Stat. Chapter 19, Subchapter II and Wis. State. Section 19.36(3) that includes records produced or collected hereunder. Redeveloper agrees to cooperate with Agency and the City if Agency or City receives a request under Wisconsin's Open Records Law for any such record.

**SEC. 22 SUCCESSORS AND ASSIGNS.**

This Agreement is binding upon the parties hereto and their successors and assigns, including successors in interest to the Property. Notwithstanding the foregoing, until issuance of the Certificate, Redeveloper may not assign this Agreement or its rights hereunder without Agency's prior written consent.

**SEC. 23. APPROVALS**

In any instance in which Agency's approval or consent and/or the approval or consent of the Executive Director is required under this Agreement, such approval or consent shall not be unreasonably withheld or delayed.

**SEC. 24. NOTICES**

Notices required to be sent under this Agreement shall be in writing and given either by personal delivery, by certified mail postage prepaid, or by facsimile to the following individuals. Notices personally delivered shall be deemed delivered upon actual receipt or upon refusal to accept delivery. Notices sent by certified mail shall be deemed delivered two business days after mailing. Notices sent by facsimile shall be deemed delivered on the date of sending – providing, however, (i) any such notice is (and must be) sent between the hours of 9:00 A.M. and 4:00 P.M. on business days that the City's City Hall is open for business; and (ii) no error or similar message indicating inability to send is prompted by the sending of such notice by facsimile. Notice recipient and sending information may be changed from time to time by sending written notice of the same to all parties in accordance with this paragraph.

**If to Agency:**

Executive Director of RACM  
809 North Broadway, Milwaukee, Wisconsin 53201-0324  
Phone: 414-286-5821  
Facsimile: 414-286-0395

**If to Redeveloper:**

Contact Name \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_ Zip \_\_\_\_\_  
Phone: \_\_\_\_ - \_\_\_\_ - \_\_\_\_  
Facsimile: \_\_\_\_ - \_\_\_\_ - \_\_\_\_  
Email:

**SEC. 25. SPECIAL PROVISIONS**

(a) The Redeveloper will not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. The Redeveloper will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, promotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Redeveloper agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Agency or the Wisconsin Department of Industry, Labor and Human Resources setting forth the provisions of this nondiscrimination clause.

(b) The Redeveloper will include the provisions of Paragraph (a) in every construction contract for this property, and will require the inclusion of these provisions in every subcontract entered into by any of its contractors, so that such provisions will be binding upon each such contractor or subcontractor, as the case may be.



Approved by the Agency on \_\_\_\_\_, by adoption of Resolution No. \_\_\_\_\_.

Approved by Common Council on \_\_\_\_\_, by adoption of Resolution No. \_\_\_\_\_.

IN WITNESS WHEREOF, The Agency, the Redevelopment Authority of the City of Milwaukee, has caused this Agreement to be duly executed in its name and on its behalf by \_\_\_\_\_, its (Vice) Chair, and \_\_\_\_\_, its (Assistant) Executive Director-Secretary, and its corporate seal to be hereunto duly affixed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

SEAL

**REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE,  
(AGENCY)**

\_\_\_\_\_

Chair

\_\_\_\_\_

(Assistant ) Executive Director-Secretary

State of Wisconsin )  
 ) ss.  
COUNTY OF MILWAUKEE )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, \_\_\_\_\_ and \_\_\_\_\_, who acknowledged themselves to be the (Vice) Chair and (Assistant) Executive Director-Secretary, respectively, of the Redevelopment Authority of the City of Milwaukee, a Corporation, and that they, as such officers, of said Corporation being authorized so to do, executed the foregoing Agreement for the purposes therein contained for and on behalf of said Corporation and as such officers caused the corporate seal to be hereunto duly affixed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

\_\_\_\_\_

SEAL

Notary Public  
Milwaukee County  
My commission \_\_\_\_\_

**EXHIBIT A**  
Description of Property

All that certain parcel or parcels of land located in the City of Milwaukee, County of Milwaukee, State of Wisconsin, more particularly described as follows:

Lots 1, 2 and 3, Block 7, Humboldt Park in the Northwest 1/4 of Section 16, Town 7 North, Range 22 East, in the City and County of Milwaukee, State of Wisconsin.

Address: 821-33 East Locust Street

Tax Key Number: 314-0293-000-7

**EXHIBIT B**  
Design Criteria

1. PUBLIC OPEN SPACE/FARMERS' MARKET - Usable public outdoor space for a farmers' market must be included in the project on the ground level. The area should be planned and designed for compatibility with continued operation of a seasonal farmers market. A public access easement may be required to ensure access during daylight hours.
2. DESIGN CHARACTER - The building and site characteristics should fit the established, urban character of Riverwest in terms of building proportions, storefront design, roof design, etc. The building design can incorporate innovative and forward thinking architectural elements if complementary to the Riverwest neighborhood.
3. OPEN AREAS – Site improvements must complement building design and should incorporate environmental sustainability. Site improvements must complement the neighborhood context in terms of quality lighting, fence design, landscaping, refuse container screening and site drainage.
4. BUILDING MATERIALS - High quality materials must be used for the façade -- brick, stone, wood, and appropriate metals. Materials such as vinyl siding, utility block, and simulated stucco (ie. EFIS) are discouraged.
5. LOT COVERAGE – Maximum coverage is 2/3's of the site unless a unique and well-planned and well-programmed public open space is incorporated in the building. Minimum coverage is 1/3 of the site. Underground structures such as parking or basement do not count toward lot coverage.
6. ORIENTATION - The building and open spaces should be oriented toward and clearly address the primary street -- Locust. A Locust entrance door is required by the zoning code. The Bremen façade should also be addressed, but not to the extent as is required on Locust.
7. STREET EDGES - Delineate the street edges with building façade, landscaping or a garden wall/decorative fencing.
8. PRIMARY SETBACK - Zero setback from Locust Street and five feet or less from Bremen is required by the zoning code. However, the community public space may be placed at the corner if a strong presence is given to such space and the overall project is compatible with the surrounding properties.
9. SECONDARY/REAR SETBACK - A minimum 10-foot setback is needed from the south property line for all principle structures. Accessory structures, fencing and landscaping may be considered in this area if appropriately placed and if designed to be sensitive to adjacent houses. A setback from the alley is not required.
10. BUILDING HEIGHT - Minimum height is 22 feet and the maximum height is the 45-foot limit specified in the zoning code. The building should be balanced in terms of width versus height (i.e. not tall and skinny or short and wide) and complementary to surrounding structures. Window groupings and vertical pilaster or other architectural elements are desirable to divide building mass into smaller elements.
11. FACADE DETAILS - The exterior walls facing the street and adjacent houses should be detailed in order to avoid a monolithic appearance. The area where the first floor commercial base meets the second floor residential or other use should be clearly defined with a strong cornice, sign band or other significant element. The south façade should be sensitive to adjacent houses.
12. WINDOWS & DOORS - Required glazing is at least 60% on Locust and 15% on Bremen. Traditional storefront windows and design should be used on the Locust façade. Double-hung windows are desirable on upper floors.
13. CURB CUTS - Vehicular access must be from the alley or from Bremen at the south end of the lot. A curb cut to Locust is prohibited.
14. PARKING - Surface parking and driveways should be kept to a minimum. Enclosed ground-level parking is permitted as long as the parking is not visible from Locust Street. Pervious paving should be used where possible.

15. ENVIRONMENTAL SUSTAINABILITY - A minimum of two sustainable or “green” elements is required. Certification by Leadership in Energy and Environmental Design (LEED ®) Green Building Rating System is highly encouraged. The development must employ current best practices in storm water management and a storm water detention pond is prohibited. Sustainable elements include pervious paving, landscaping integrated with the building, green roofs and underground water retention.