

**Exhibit "A"**

**TERM SHEET**

**Knitting Factory Project**

**Project:** A residential project involving the renovation of the buildings at 2100 and 2102 West Pierce Street into 100 residential units and 132 surface parking spaces.

**Project Budget:** Total Project Budget of \$12 million.

**Developer:** Gorman & Company, Inc.

**Project Financing:** Project funding will be provided through WHEDA tax-exempt bond financing and the syndication of low-income and historic tax credits. The balance, of up to \$600,000 will be funded through City HOME dollars.

**City Contribution:** \$600,000 of Federal HOME dollars.

**HOME Requirements:** Project to comply with all HOME Program requirements, including the provision that all units will be affordable to, and occupied by families earning under 60% of area median income for a period of 15 years.

**Other Requirements:** Project subject to final underwriting including verification of all project costs and receipt of all final financing commitments.

Developer to guaranty completion of construction.

**Disadvantaged Business Enterprise:**

Developer shall utilize Disadvantaged Business Enterprises, as defined in Chapter 360, Milwaukee Code of Ordinances, for 18% of the on-site construction work for the Project.

**General:** This Term Sheet does not constitute an agreement with the Developer. The terms set forth herein, and other provisions customary for a transaction of this sort, shall be incorporated into a Development and Financing Agreement with the Developer.