

## Attachment A

### Term Sheet COP House Grant to Southside City Hub and The Journey Café, 2033 West Scott Street

- The City will provide a COP House grant of \$93,750 to Journey House for the project, based on estimates provided by Journey House that costs related to design, construction and purchase of appliances will total \$225,000. The City grant amount is fixed; an increase in project costs will not result in an increase in the grant amount.
- The property will be owned by 2033 W. Scott St. LLC, and will be subject to property taxes.
- In the event that the property ever becomes exempt from payment of real property taxes, the property owner shall enter into a payment in lieu of taxes ("PILOT") agreement with the City agreeing to make PILOT payments to the City.
- Grant funds may be used only for project costs, and may not be used for administration or staff salaries of Journey House.
- Grant funds will be disbursed by the Department of City Development in three payments.
  - Journey House may apply for payment of up to 50% of the grant (maximum \$46,875) upon presentation of paid invoices of at least \$46,875 and lien waivers from all contractors or subcontractors performing the work covered by the payment application. The application shall describe with specificity the rehabilitation work for which disbursement of the first payment is sought.
  - Journey House may apply for a second payment of up to 40% of the grant (maximum \$37,500) upon presentation of paid invoices of at least \$37,500 and lien waivers from all contractors or subcontractors performing the work covered by the payment application. The application shall describe with specificity the rehabilitation work for which disbursement of the second payment is sought.
  - Journey House may apply for the final payment of 10% of the grant (maximum \$9,375) upon presentation of paid invoices of at least \$9,370; lien waivers from all contractors or subcontractors performing the work covered by the payment application; and presentation of a Certificate of Occupancy, issued by the City of Milwaukee Department of Neighborhood Services, for the Southside City Hub and The Journey Café.
- Signage acknowledging the financial support of the City of Milwaukee Promise Zone must be posted on the exterior of the property at 2033 West Scott Street before the space is opened for public use.
- The Southside City Hub portion of the project will be open, at minimum, for public use during all hours the Journey Café is open for business. Journey House will assign a staff person to handle scheduling of the City Hub for public use, and will post information about the process to schedule the room on its web site.