

## **EXHIBIT A**

### **Term Sheet Near West Side Neighborhood Master Plan Cooperation Agreement**

1. The City of Milwaukee (“City”), through its Department of City Development, and the West End Development Corporation (“WEDC”) agree to collaborate in preparing a neighborhood Master Plan (“study”) for the Near West Side.
2. The WEDC agrees to assist in the preparation of the study by:
  - ◆ Maintaining a close liaison with the City through its Executive Director (or designee).
  - ◆ Providing such data, maps, and relevant studies as exist in its files and are needed by the City for the preparation of the study.
  - ◆ Promptly completing the review and approval of the proposed scope of work, requests for proposals, draft reports and other documentation so as not to delay work in progress.
  - ◆ Participating with the City in the public involvement activities associated with study preparation, in particular, with outreach to residents and interested businesses, organizations and institutions.
  - ◆ Acting as fiscal agent for the funds provided by itself and other community organizations and institutions as the match for the City’s funding.
3. The City agrees to:
  - ◆ Prepare the study utilizing its staff and consultants.
  - ◆ Maintain a close liaison with the WEDC through its Commissioner of City Development (or designee).
  - ◆ Obtain the WEDC’s approval of the scope of work and any consultants to be used in study preparation.
  - ◆ Obtain the WEDC’s review and approval of draft and final reports of the study.
  - ◆ Provide up to \$75,000, but not more than 50 percent of the cost of the study as determined by the mutually approved scope of work.