

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.