

## **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 City agrees to assist in the preparation of the study by:
  - ◆ Maintaining a close liaison with the WEDC through the Commissioner of City Development (or designee);
  - ◆ Providing such data, maps, and relevant studies as exist in its files and are needed by the WEDC for the preparation of the study;
  - ◆ Promptly completing the review and approval of proposed scope of work, requests for proposals, draft reports and other documentation so as not to delay work in progress;
  - ◆ Participating with the WEDC in the public involvement activities associated with study preparation, in particular, with outreach to residents and interested businesses, organizations and institutions; and
  - ◆ Providing 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.
3. The WEDC agrees to:
  - ◆ Prepare the study utilizing its staff and consultants;
  - ◆ Maintain a close liaison with the City through its Executive Director (or designee);
  - ◆ Obtain the City’s approval of the scope of work and any consultants to be used in study preparation; and
  - ◆ Obtain the City’s review and approval of draft and final reports of the study.