

Attachment A Term Sheet

COP House Grant to WestCare Wisconsin Inc. or assigns, 2979 North Palmer Street (the "Property").

The City will provide a COP House grant of \$100,000 to WestCare Wisconsin Inc. or its assignee for the project, based on estimates provided by WestCare Wisconsin Inc. that costs related to design, renovate the building and purchase of resource hub equipment is estimated to be \$507,000. 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 WestCare Wisconsin Inc. 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 WestCare Wisconsin Inc.

Grant funds will be disbursed by the Department of City Development in three payments.

WestCare Wisconsin Inc. may apply for payment of up to 50 percent of the grant (maximum \$50,000) upon presentation of paid invoices of at least \$50,000 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.

WestCare Wisconsin Inc. may apply for a second payment of up to 40 percent of the grant (maximum \$40,000) upon presentation of paid invoices of at least \$40,000 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.

WestCare Wisconsin Inc. may apply for the final payment of 10 percent of the grant (maximum \$10,000) upon presentation of paid invoices of at least \$10,000; 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 Property.

WestCare Wisconsin Inc. shall substantially complete all renovation to the Property within 12 months of closing. WestCare Wisconsin Inc. agrees to request its final COP House Grant within 11 months of closing.

Signage acknowledging the financial support of the City of Milwaukee Promise Zone must be posted on the exterior of the 2979 North Palmer Street before the space is opened for public use.

The resource center portion of the project will be open for public use Monday through Friday, 9am to 5pm with non-operational hours by appointment only. WestCare Wisconsin Inc. staff shall handle scheduling of the community center for public use.