



Legislation Details (With Text)

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Title: Resolution approving revised terms for the Hamburger Lofts LLC project, in the 14th Aldermanic District.

Sponsors: ALD. ZIELINSKI

Indexes: CITY PLANNING, REDEVELOPMENT, URBAN

Attachments: 1. Land Disposition Report - Amended, 2. Purchase Sale and Development Agreement - Restated and Amended, 3. HR Agreement, 4. Plaza Lease, 5. PowerPoint, 6. Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
9/5/2018	0	COMMON COUNCIL	ASSIGNED TO		
9/12/2018	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
9/12/2018	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
9/12/2018	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
9/12/2018	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
9/18/2018	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	5:0
9/25/2018	0	COMMON COUNCIL	ADOPTED	Pass	13:0
10/4/2018	0	MAYOR	SIGNED		

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ALD. ZIELINSKI
Resolution approving revised terms for the Hamburger Lofts LLC project, in the 14th Aldermanic District.
This resolution approves revised terms for the Hamburger Lofts LLC project according to the terms and conditions of the Amended Land Disposition Report and the Hamburger Lofts LLC Restated and Amended Purchase, Sale and Development Agreement.
Whereas, The Common Council adopted File No. 170426 on July 31, 2017, that authorized the Commissioner of the Department of City Development ("DCD"), or designee, to execute the following documents with New Land Enterprises, LLC: offer to purchase, option to purchase, development agreement, deed, release of any deed restrictions that inhibit development and other legal documents on behalf of the City of Milwaukee ("City") and to close the transaction according to the terms of the Land Disposition Report; and

Whereas, Hamburger Lofts LLC, an assignee of New Land Enterprises, LLP ("Developer"), and the City entered into the Hamburger Lofts LLC Purchase, Sale and Development Agreement on April 26, 2018, but the Developer was unable to close the transaction by June 30, 2018 because of timing delays and the Developer's changes to the project and site design; and

Whereas, The City Attorney's Office, with input from DCD staff, has negotiated revised terms with the Developer relating to (a) a new project description and site plan; (b) a new construction timeframe; and (c) the City's entry into a lease and maintenance agreement with the Developer related to the development of a plaza and maintenance of the plaza, alley and East Archer Avenue; and

Whereas, The City Attorney's Office, with input from DCD and Department of Public Works staff, has negotiated and drafted the project documents to outline the revised terms of the project; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the following project documents are approved: the Amended Land Disposition Report; the Hamburger Lofts LLC Restated and Amended Purchase, Sale and Development Agreement; the Lease and Maintenance Agreement; and the Human Resources Agreement (copies of which are attached to this Common Council File); and any other documents necessary to complete the project in accordance with this Resolution; and, be it

Further Resolved, That the appropriate City officials are directed to execute the project documents and to close the transaction according to the terms of the project documents, including execution of any needed easements, releases of deed restrictions or other documents necessary to carry out the project as described in the project documents.

DCD:Yves.LaPierre:ysl

09/05/18/C