

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4110

Approving the termination of a ground lease with Monona Shores Redevelopment, LLC and assumption of all outstanding debt and subleases related to the property.

Presented November 20, 2014

Referred _____

Reported Back _____

Adopted November 20, 2014

Placed on File _____

Moved By Daniel Guerra

Seconded By Kelly Thompson-Frater

Yeas 4 Nays 0 Absent 3

Rules Suspended _____

WHEREAS, The Community Development Authority of the City of Madison (the "CDA") holds a ground lease with Monona Shores Redevelopment, LLC ("Lessee") on tax parcels 251-0710-203-0118-2 and 251-0710-203-0119-0 (the "Property") (Exhibit A); and

WHEREAS, the terms of the ground lease state that upon its termination the CDA will become the owner of the improvements (The New Monona Shores); and

WHEREAS, the terms of the ground lease permit the CDA the option to assume all subleases related to the property; and

WHEREAS, the Lessee has outstanding mortgage debt with US Bank, the CDA, and the Wisconsin Housing and Economic Development Authority; and

WHEREAS, US Bank has agreed to allow the CDA to assume the outstanding debt of approximately \$3,157,988.01 on the Property for a fee of \$23,819.91; and

WHEREAS, the Wisconsin Housing and Economic Development Authority has agreed to allow the CDA to assume the outstanding debt of approximately \$213,067.00 on the Property for a fee of \$1,000.00; and

NOW, THEREFORE, BE IT RESOLVED that the CDA approves the termination of the ground lease with the Lessee on the Property and assumption of all outstanding debt and subleases related to the Property.

BE IT FINALLY RESOLVED that the Executive Director of the CDA and the CDA Board Chair are authorized to execute, deliver, accept, record and amend all documents and take such other actions as shall be necessary or desirable to accomplish the purpose of this resolution.