

## PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this "Agreement") is entered into as of the 18<sup>th</sup> day of July, 2013, by and between the **City of Madison**, a Wisconsin municipal corporation (the "Seller") and **Gebhardt Development, LLC**, a Wisconsin limited liability company or permitted assigns (the "Buyer").

In consideration of the covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto covenant and agree as follows:

1. Property. The Buyer shall purchase, and the Seller shall sell and convey by Warranty Deed (the "Deed"), fee simple ownership of the properties owned by the Seller located at 802 and 854 East Washington Avenue, Madison, Wisconsin (collectively, the "Property"), as legally described on the attached Exhibit A and shown on the attached Exhibit B, including all improvements located thereon and all appurtenances thereto free and clear from all liens and encumbrances excepting the following: municipal and zoning ordinances and the "Permitted Exceptions" (as defined in Paragraph 19).
2. Project. The Buyer shall develop a mixed-use project (the "Project") on the Property in two construction phases (collectively, the "Phases") as shown on the attached Exhibit C and described as the Phase 1 Property and the Phase 2 Property. Development on the Phase 1 Property shall consist of an approximately 50,000 square foot grocery store, approximately 175 to 240 residential rental units and an approximately 350 parking stall structured parking facility (the "Phase 1 Project"), and development on the Phase 2 Property shall consist of 22 owner-occupied housing units, an additional approximately 173 parking stalls in the structured parking facility and approximately 65,000 square feet of retail/commercial/office space (the "Phase 2 Project") or other uses allowed on the Phases by the zoning text.
3. Effective Date. The "Effective Date" shall be the later date of execution of this Agreement by the Seller or the Buyer, as indicated on the signature page.
4. Purchase Price. The total purchase price for the Seller's interest in the Property (the "Purchase Price") shall be Three Million One Hundred Fifty-Three Thousand Six Hundred Dollars (\$3,153,600) (\$16.00 per square foot multiplied by the number of square feet (197,100) of the Property, as verified by the ALTA Survey to be provided by the Seller in accordance with Paragraph 13). The Purchase Price shall be payable at Closing, subject to the adjustments and prorations herein provided.
5. Earnest Money. Within ten (10) business days of the Effective Date, the Buyer shall deposit into escrow with the Title Company (as defined in Paragraph 19) Thirty Thousand Dollars (\$30,000) as "Earnest Money," which will be non-refundable except as otherwise provided in Paragraphs 11, 12, 17 and 25, to be applied toward the Purchase Price, along with any accrued interest, at Closing in accordance with Paragraph 4. In the event that the Ground Lease is executed between the parties as provided in Paragraph 6 the Earnest Money shall remain in escrow with the Title Company until Closing.

6. Ground Lease. As Seller is required to retain fee title to the Property pending its receipt of notification of closure of two (2) grants from the United States Environmental Protection Agency and a grant and a Certificate of Completion from the Wisconsin Department of Natural Resources (collectively, the "Notification Notices") related to the Seller's environmental remediation of the Property, the parties agree to negotiate in good faith a ground lease (the "Ground Lease") for the Property acceptable to the Seller, the Buyer and the Buyer's lender conveying leasehold title to the Property to Buyer for One Dollar (\$1). The Ground Lease will not be executed until the Buyer's and the Seller's Contingencies set forth in Paragraphs 11 and 12 have been satisfied or waived. Upon execution of the Ground Lease, the Seller shall execute and deliver the Deed to the Title Company to be placed in escrow and be available for immediate release for recordation with the Register of Deeds Office of Dane County at Closing. The Ground Lease shall terminate upon recordation of the Deed.
  
7. Limited Representations and Warranties; AS-IS Condition. To induce Buyer to enter into this Agreement, Seller makes the following representations and warranties, each of which is material and is relied upon by Buyer and is deemed restated as of the Closing unless otherwise noted below:
  - a. Good Title. Seller has, and will have, as of the Closing, good and marketable title to the Property. The Property shall be, on the Closing, free and clear from all liens and encumbrances excepting the following: municipal and zoning ordinances and the "Permitted Exceptions."
  - b. Authority. Seller has complete power and authority to sell, transfer and convey the Property to Buyer, and that persons signing below on behalf of Seller have the authority to execute this Agreement on behalf of Seller.
  - c. Notification Notices. Seller warrants that as of the Closing, the Notification Notices will have been issued for the Property.
  - d. Environmental. Seller has no notice or knowledge of new environmental contamination occurring during Seller's period of ownership, other than contamination disclosed in the documents provided pursuant to Paragraph 10.

In all other respects, the Buyer shall purchase the Property in "AS-IS, WHERE-IS" condition and "with all faults", and shall agree that it relied upon no warranties, representations or statements by the Seller, or any other persons for the Seller, in entering into this Agreement or in closing the transaction described herein. The Buyer's closing on the acquisition of the Property shall constitute conclusive evidence that the Buyer is satisfied with the condition of and title to the Property and has waived or satisfied the Buyer's contingencies, as generally described in Paragraph 11. In closing and completing the transaction, the Buyer will have relied exclusively upon its own inspections and reviews, and not upon any representation or warranty of the Seller or its agents or employees, other than those set forth in this Paragraph 7.

8. Demolition. Provided the Buyer has elected to proceed with the purchase of the Property following review of the Buyer's contingencies pursuant to Paragraph 11, the Buyer shall

be responsible for the demolition of any improvements (including removal of asphalt and concrete surfaces) on the Property. The Seller will cooperate with the Buyer in seeking federal, State, County and other funds available to apply to the cost of demolition.

9. Environmental Remediation. Provided the Buyer has elected to proceed with the purchase of the Property following review of the Buyer's contingencies pursuant to Paragraph 11, the Seller shall have no further responsibility for the remediation of any environmental contamination on the Property, except for the correction of any condition that violates the Seller's warranties under Paragraph 7 regarding the environmental condition of the Property. The Seller will cooperate with the Buyer in seeking federal, State, County and other funds to apply to the cost of remediation including, but not limited to, timely cooperation in securing a grant through the State of Wisconsin's Blight Elimination and Brownfield Redevelopment Program.
10. Delivery of Documents. Within ten (10) days of the Effective Date and throughout the Buyer's Contingency Period as described in Paragraph 11, the Seller will reproduce at the Seller's expense and send to the Buyer at the Buyer's office copies of all environmental studies, reports, permits, applications and remediation plans or assessments of the Property and correspondence between the Seller and any regulatory authority, and all studies, reports, plans or assessments related to the condition of the improvements on the Property including, but not limited to, asbestos, lead-based paint inspections and other hazardous waste inspections related to the physical condition of the improvements on the Property in the Seller's possession or control.
11. Buyer Contingencies. The Buyer shall have one hundred eighty (180) days from the Effective Date (the "Buyer's Contingency Period") to satisfy or waive the following contingencies or to otherwise terminate this Agreement if any of the Buyer's contingencies are unacceptable, in the Buyer's sole discretion. If the Buyer timely terminates this Agreement as a result of any of the Buyer's contingencies, the Earnest Money shall be promptly refunded to the Buyer and this Agreement shall be null and void.
  - a. Land Use Approvals. The Buyer securing all land use approvals for the development of the Project. Such approvals may include, but not be limited to: approval of a conditional use or Planned Unit Development, approval of an elevated covered walkway over Livingston Street connecting the Project with the property located at 10 North Livingston, approval of internal drive throughs not visible from the public street, approval by the Urban Design Commission and all other zoning, building, engineering, traffic and similar approvals and permits necessary or required to complete the Project.
  - b. Project Financing. The Buyer securing financing acceptable to the Buyer for the construction of the Project. Such financing may include, but not be limited to, Tax Incremental Financial Assistance ("TIF").
  - c. Subdivision. The Buyer securing approval for subdivision of the Property acceptable to Buyer via certified survey map and/or condominium plat, to be recorded at or prior to Closing.

- d. Inspections and Testing. The Buyer obtaining various inspections and testing of the Property. The Buyer, at its sole expense, may obtain an inspection of the Property and all related improvements located on the Property, a Phase 1 or 2 environmental site assessment of the Property and related testing, soils testing and any other inspections or testing deemed necessary by the Buyer. In no event shall the Seller be required to cure any matter to which the Buyer objects relating to the condition of the Property or any improvements located thereon.
- e. Survey and Title. The Buyer reviewing and agreeing to accept the condition of title to the Property as revealed by the title commitment and surveys to be delivered to the Buyer under Paragraphs 13 and 19.
- f. Environmental Review. The Buyer reviewing and approving the documents to be delivered to the Buyer under Paragraph 10.

The Buyer's Contingency Period may be extended for an additional sixty (60) days by written notice from the Buyer to the Seller prior to the expiration of the Buyer's Contingency Period.

- 12. Seller Contingencies. The Seller shall have one hundred eighty (180) days from the Effective Date (the "Seller's Contingency Period") to satisfy or waive the following contingencies or to otherwise terminate this Agreement if any of the Seller's contingencies cannot be completed despite the Seller's best efforts. If the Seller timely terminates this Agreement as a result of any of the Seller's contingencies, the Earnest Money shall be promptly refunded to the Buyer and this Agreement shall be null and void.
  - a. Capital Budget Authorization. The Seller obtaining budget authorization from the Common Council of the City of Madison for any TIF financial assistance.

The Seller's Contingency Period may be extended for an additional sixty (60) days by written notice from the Seller to the Buyer prior to the expiration of the Seller's Contingency Period.

- 13. Survey. The Seller shall provide to the Buyer, at the Seller's expense, within sixty (60) days of the Effective Date, an ALTA/ACSM Land Title Survey of the Property that meets the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys effective February 23, 2011 in order to eliminate all survey related exceptions to the title insurance policy, certified as of a current date in favor of the Buyer and title company providing the title insurance described in Paragraph 19. The survey shall show the location of all exceptions shown by the title commitment that are capable of being shown on a survey.
- 14. General Public Parking Restriction. Parking in the structured parking facility on the Property shall be restricted to the tenants, employees, customers and visitors of the Project during the hours of 9:00 a.m. to 5:00 p.m. Monday through Friday (excluding holidays). Rental of stalls to the general public in said structured parking facility shall be prohibited on the days and during the hours provided herein.

15. Special Conditions of Sale. The Buyer shall:
- a. incorporate Passivhaus standards in the Project's residential owner-occupied units that will result in each unit requiring space heating energy of 1 BTU per square foot per heating degree day.
  - b. incorporate a roof top production farm with greenhouse elements and a storm water collection system into the Project.
  - c. guarantee that forty-five (45) rental units shall be targeted towards 50% and 60% of County Median Income for a minimum of fifteen (15) years.
  - d. retain the services of a licensed commercial broker for the leasing of commercial space within the Project.
  - e. comply with all state and federal laws, specifically including labor-related laws as articulated in federal legislation and overseen by the National Labor Relations Board. Buyer further agrees to encourage all commercial tenants in the Project to adopt labor-related goals and practices consistent with the Buyer's Vision Statement for the Project attached as Exhibit D.
16. Access to Property. The Buyer and the Buyer's authorized agents, engineers, consultants and contractors shall be permitted access to the Property for the purpose of conducting the inspections and testing anticipated by the Buyer's contingency contemplated in Paragraph 11.d. including, but not limited to, a Phase 1 or 2 environmental assessment of the Property and/or a physical inspection of any building and related improvements located on the Property at reasonable times with at least twenty-four (24) hour notice to the Seller. The Buyer will repair all damages caused by its inspections, at the Buyer's cost, so that the condition of the Property is returned to as good or better condition as existed prior to the inspection.
17. Indemnification. The Buyer and the Buyer's authorized agents, engineers, consultants and contractors shall be liable to and shall agree to indemnify, defend and hold harmless the Seller, and its officers, officials, agents, and employees against all loss or expense (including liability costs and reasonable attorney's fees) by reason of any claim or suit, or of liability imposed by law upon the Seller or its officials, officers, agents or employees for damages because of bodily injury, including death at any time resulting therefrom, sustained by any person or persons or on account of damages to the Property, including loss of use thereof, to the extent arising from, in connection with, caused by or resulting from the acts or omissions of the Buyer and/or its authorized agents, engineers, consultants and contractors, and all of their and Buyer's officers, agents, employees, assigns, guests, invitees, licensees, contractors or subcontractors, in the performance of any inspections or testing of the Property. Negligence on the part of the Seller and its officials, officers, agents or employees shall not eliminate the indemnification obligations stated in the preceding sentence.
18. Insurance. The Buyer and the Buyer's authorized agents, engineers, consultants and contractors shall carry commercial general liability insurance including contractual liability with no less than the following limits of liability, as may be adjusted, from time

to time, by the Seller's Risk Manager: bodily injury, death and property damage of \$1,000,000 per occurrence. The policy or policies shall name the Seller as an additional insured. As evidence of this coverage, the Buyer and the Buyer's authorized agents, engineers, consultants and contractors shall furnish to the Seller a certificate of insurance on a form provided by the Seller prior to entering on the Property to perform any inspections or testing as provided herein.

19. Title Insurance. The Seller shall provide to the Buyer, at the Seller's expense, within thirty (30) days of the Effective Date a commitment from First American Title Insurance Company, National Title Services Office, 10 West Mifflin, Madison, Wisconsin 53703, Attention: Chris Zak (the "Title Company") to issue a 2006 ALTA Owner's Title Insurance Policy in the amount of the Purchase Price upon the recording of proper documents, together with a gap endorsement. The commitment shall show title to the Property, as of a date no more than fifteen (15) days before such title proof is provided to the Buyer, to be in the condition called for in this Agreement, and further subject only to liens which will be paid out of the proceeds of the Closing and to any exceptions accepted in writing by the Buyer ("Permitted Exceptions"). The Buyer shall notify the Seller of any valid objection to title, in writing, prior to Closing. The Seller shall have a reasonable time, but not exceeding fifteen (15) days, to remove the objections and Closing shall be extended as necessary for this purpose. Should the Seller be unable or unwilling to remove the objections, the Buyer shall then have the option, exercisable within thirty (30) days of the Buyer's delivery of its original notice of objection to title, to either (a) terminate this Agreement by delivery of written notice to the Seller, in which case this Agreement shall be null and void and the Buyer shall be entitled to a return of the Earnest Money, or (b) waive such objections to title. The Buyer's failure to timely deliver written notice of termination under Section (a) of the preceding sentence shall be deemed to be waiver of the Buyer's objections to title. Between the effective date of the commitment and Closing, the Seller shall not place any additional encumbrances against the Property (except for such encumbrances that the Seller shall remove at Closing).

20. Closing.

- a. The consummation of the purchase and sale of the Property, and recordation of the Deed conveying the Property to the Buyer free and clear from all liens and encumbrances, excepting Municipal and zoning ordinances and the Permitted exceptions, shall occur on the earliest practicable date following the later of (i) the Seller's receipt of the Notification Notices, and (ii) April 30, 2015 ("Closing").
- b. The Buyer shall pay all recording/filing fees except that the Seller shall pay the recording/filing fees for such documents as are required to be recorded/filed in order to cause title to the Property to be in the condition called for by this Agreement.
- c. All real estate taxes with respect to the Property shall be prorated between the Buyer and the Seller as of the date of Closing based upon the latest known assessment and latest known mil rate.
- d. The Seller shall be responsible for any and all special assessments, area assessments, interceptor charges or any other charges payable to any municipality

or utility with regard to the Property as of the date of Closing.

- e. The Seller shall pay any Wisconsin Real Estate Transfer fee due in connection with conveyance of the Property.
- f. The Buyer shall pay one-half, and the Seller shall pay the other half of any closing escrow fees charged by the Title Company to facilitate closing. All other closing costs shall be prorated between the Buyer and the Seller as is customary for commercial real estate transactions in the City of Madison, Wisconsin.
- g. In the event the Buyer decides to include all or any part of the property being purchased by it in a 1031 exchange transaction, the Seller agrees to cooperate in such transaction provided however, that such cooperation shall be at no out-of-pocket cost to the Seller and provided the Seller shall not act as an intermediary in the 1031 exchange transaction.

21. Cooperation.

- a. The Seller and the Buyer each will at any time, or from time to time upon written request, sign and deliver such other documents as may be reasonably requested, necessary or appropriate to give full effect to the terms of this Agreement, which documents may be approved by the City of Madison Common Council.
- b. The Seller will cooperate with the Buyer in seeking federal, State, County and other funds to support the Project including, but not limited to, timely cooperation in securing a grants from Wisconsin Economic Development Corporation's Business and Community Assistance programs.

22. Option Agreement. Upon execution of the Ground Lease, the Seller and the Buyer shall execute an Option Agreement that will provide that if the Buyer has not commenced construction of the Project within one hundred eighty (180) days from the execution date of the Ground Lease (the "Deadline") that the Seller shall have the option to buy the Property from the Buyer at the Purchase Price subject, however, to delays caused by Force Majeure events, in which events the Buyer shall be granted a day-for-day extension of the Deadline for the duration of the delay caused by the Force Majeure event. "Force Majeure" shall be defined as any events, actions or omissions which are outside of the reasonable control of the Buyer including, but not limited to: severe weather or natural disasters; Acts of God or war; lawsuits or other actions commenced by third parties to delay, stop or materially modify the Project; strikes, lockouts, picketing (legal or illegal) or riots; fire or other casualty; accidents; unavailability of fuel, power, supplies or materials; the passage or application or limitation of any law, regulation, ordinance or order by any government authority which has the effect of preventing commencement of construction; delays in deliveries; or delays caused by the action or omission of the Seller. "Commenced construction" or "commencement of construction" shall be defined as commencement of excavation for the foundation of the Phase 1 Project. The Seller shall have sixty (60) days after expiration of the Deadline, as may be extended due to Force Majeure events as provided herein, to exercise the option as provided in the Option Agreement.

23. Condemnation. If the Property, or any portion thereof, is condemned under the power of eminent domain, is the subject of a threatened condemnation, or is conveyed to a condemning authority in lieu of condemnation, the Seller shall notify the Buyer in writing of the threat, condemnation or conveyance within five (5) business days of its occurrence. The Buyer shall, within ten (10) days of the notice, have the option of (a) proceeding with the Closing and receiving the award or condemnation payment (or an assignment thereof, if the same is not received by the Closing), or (b) terminating this Agreement. If the Buyer terminates this Agreement as provided herein the Title Company shall promptly return the Earnest Money to the Buyer without further notice to or direction by the Seller.
24. Notices. All notices required or permitted to be given hereunder shall be given by certified mail, postage prepaid, or by overnight delivery service, or shall be personally served, to the Buyer and the Seller at the following addresses:

SELLER: Office of Real Estate Services  
Attention: Manager  
City of Madison  
215 Martin Luther King, Jr. Blvd., Room 312  
Post Office Box 2983  
Madison, WI 53701-2983

BUYER: Otto Gebhardt III  
Gebhardt Development, LLC  
222 North Street  
Madison, WI 53704-4919

WITH A COPY TO:

Nathan J. Wautier  
Reinhart Boerner Van Deuren s.c.  
22 East Mifflin Street, Suite 600  
Madison, WI 53703

All notices shall be deemed received either when actually received or three (3) days after deposit (if mailed), one business day after deposit with the delivery service (if sent by overnight delivery), or when delivered (if personally delivered). Either party may change the above addresses by written notice to the other.

25. Default. If the Seller defaults in the full and timely performance of any of its obligations hereunder, the Buyer shall be entitled to all remedies available hereunder or otherwise at law or in equity, including, without limitation, the right to terminate this Agreement or seek specific performance. If the Buyer defaults in the full and timely performance of any of its obligations hereunder, the Seller, as its only remedy, may elect to terminate this Agreement and retain the Earnest Money as liquidated damages.
26. Entire Agreement. This Agreement contains the entire agreement between the Seller and the Buyer and there are no other terms, conditions, promises, understandings, statements or representations, express or implied, regarding the transaction contemplated hereby. This Agreement may be amended only by a further written document signed by each of

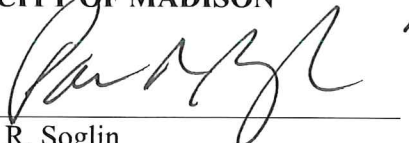
the parties.


27. Assignment. The Buyer shall have the right to assign this Agreement without the Seller's prior written consent only to any entity owned and/or controlled by the Buyer or its principals. All other assignments shall require the Seller's prior written consent, which may be withheld in the Seller's sole discretion. If this Agreement is assigned by the Buyer, the Buyer shall cause any permitted assignee to acknowledge in writing that it will be bound by all of the terms and conditions of this Agreement, with said acknowledgement set forth in a form subject to the Seller's reasonable approval.
28. Successors and Assigns. The provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, assigns, executors, administrators and legal representatives.
29. Captions. The captions of the paragraphs in this Agreement have been inserted for convenience of reference only and shall in no way modify or restrict any provision hereof or be used to construe any of the provisions hereof.
30. Severability. If any provision of this Agreement is held invalid or unenforceable, the invalidity or unenforceability shall be limited to the particular provision(s) involved and shall not affect the validity or enforceability of the remaining provisions.
31. Counterparts and Transmittal of Signatures. This Agreement may be executed in one or more counterparts, and all such executed counterparts shall constitute the same agreement. A signed copy of this Agreement transmitted by facsimile or email shall be treated as an original and shall be binding against the party whose signature appears on such copy.
32. Time of the Essence. Time is of the essence regarding a parties' performance by any contingency deadlines or other dates and deadlines described in this Agreement.

[Signatures on Following Page]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

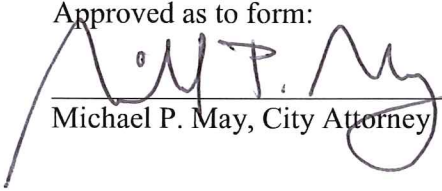
**SELLER: CITY OF MADISON**

By:  Date: 7-18-13  
Name: Paul R. Soglin  
Title: Mayor


By:  Date: 7-15-2013  
Name: Maribeth Witzel-Behl  
Title: City Clerk

Approved:  
 7/17/13  
David Schmiedicke, Finance Director Date

Approved:  
 7/16/13  
Eric Veum, Risk Manager Date

Approved as to form:  
 7/18/13  
Michael P. May, City Attorney Date

**BUYER: GEBHARDT DEVELOPMENT, LLC**

By:   
Name: OTTO C. GEBHARDT III  
Title: MANAGING MEMBER  
Date: 7/11/13

Execution of this Purchase and Sale Agreement by the City of Madison is authorized by Resolution Enactment No. RES-13-00466, File I.D. No. 30450, adopted by the Common Council of the City of Madison on June 18, 2013.

Drafted by the City of Madison Office of Real Estate Services

Project No. 10172

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

802 East Washington Avenue

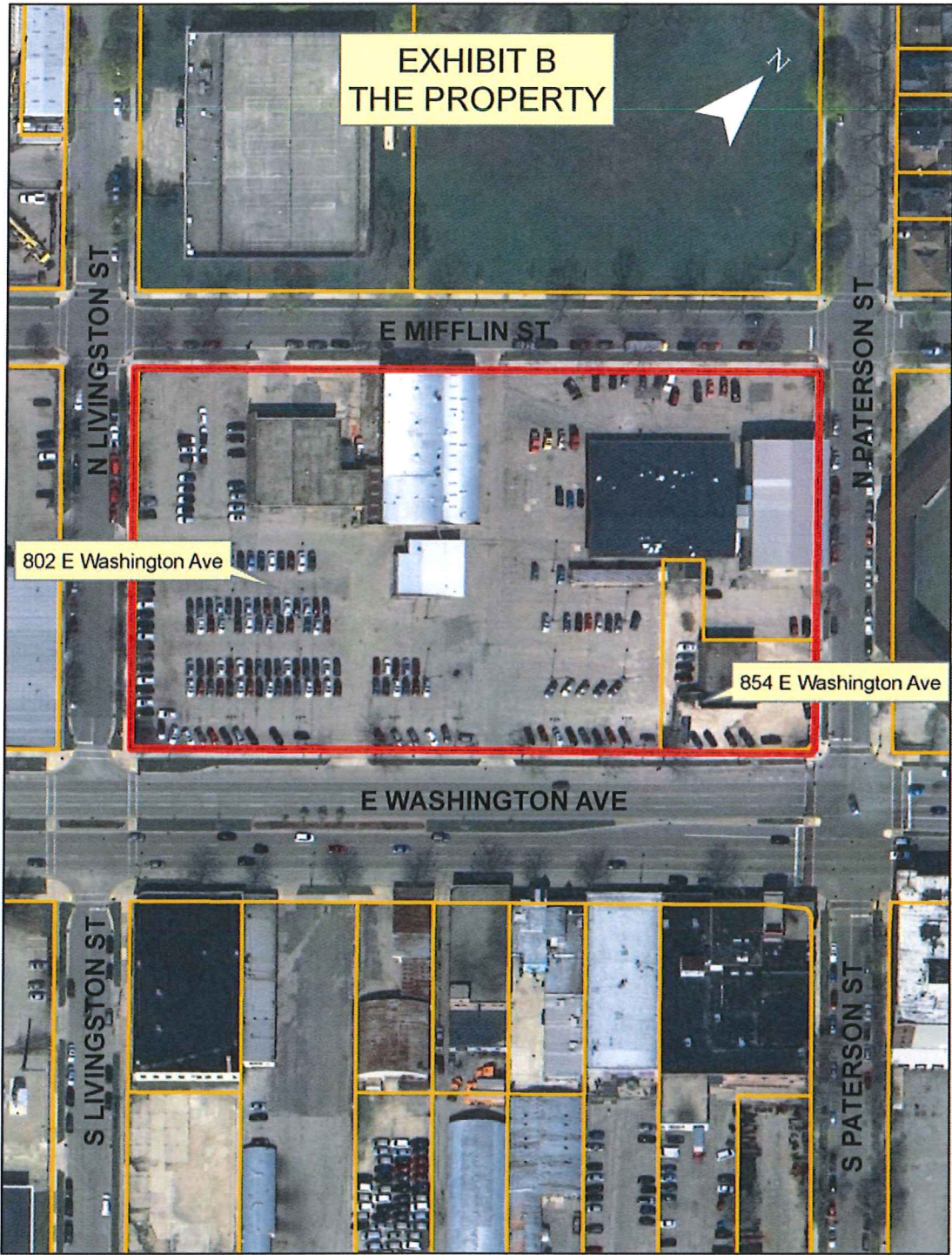
251-0709-132-1203-4

[ORIGINAL PLAT, BLK 143, ALL OF LOTS 1 THRU 18, EXC SE 99 FT OF LOT 10, SE 99 FT OF NE 33 FT OF LOT 11 & EXC SW 33 FT OF LOT 11]

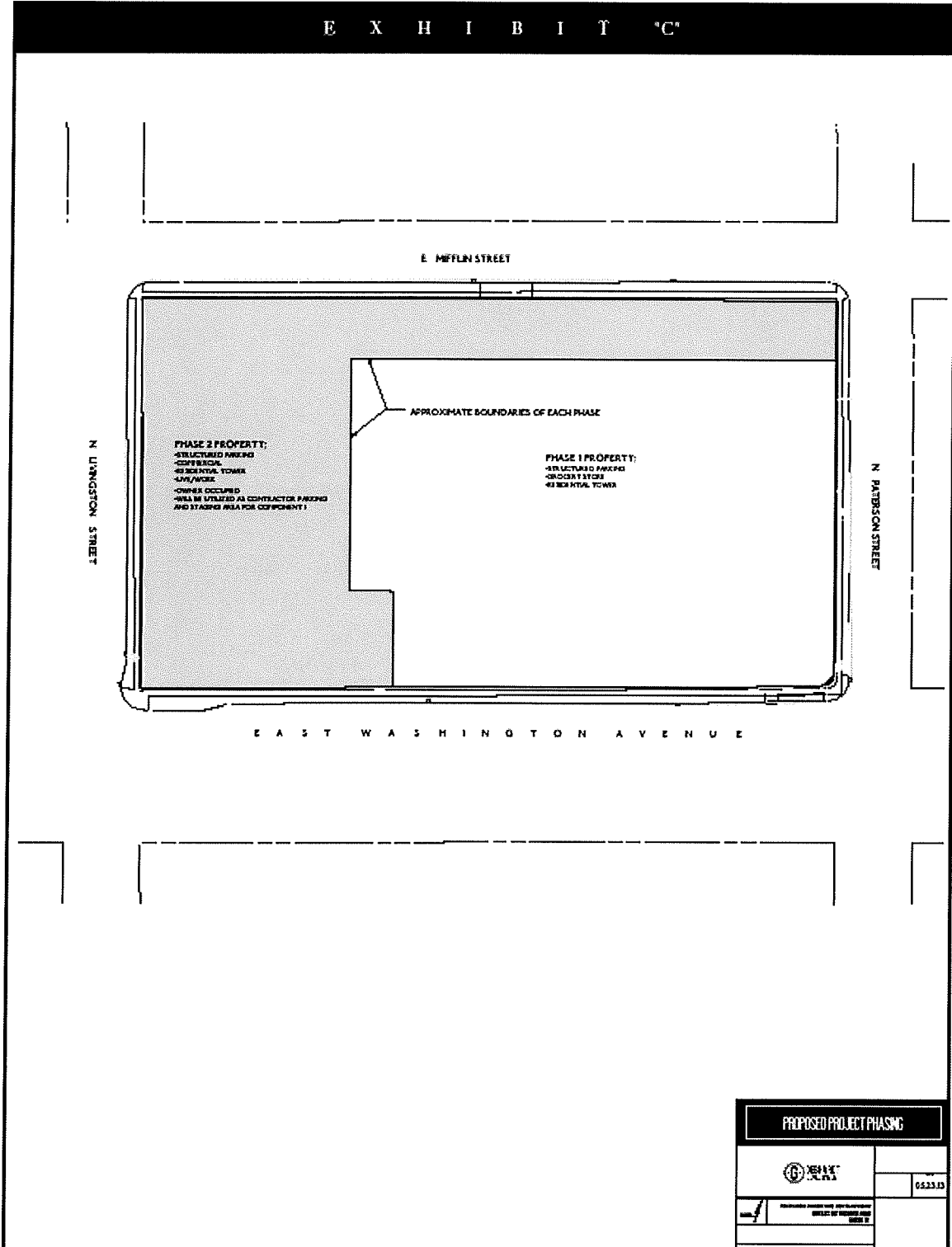
854 East Washington Avenue

251-0709-132-1215-9

[ORIGINAL PLAT, BLK 143, SE 99 FT OF LOT 10, SE 99 FT OF NE 33 FT OF LOT 11 & SW 33 FT OF LOT 11. EXC THAT PART DESC AS FOL: BEG E COR OF SD LOT 10, TH S 46 DEG 08 MIN 01 SEC W 81.68 FT, TH N 44 DEG 43 MIN 20 SEC E 72.11 FT TO PT OF CUR, RAD 9 FT, CHR D BRS N 01 DEG 28 MIN 31 SEC E 12.35 FT, TH N 41 DEG 46 MIN 19 SEC W 21.51 FT TO WLY ROW LN N PATTERSON STREET, TH S 43 DEG 54 MIN 59 SEC E 31.94 FT ALG WLY ROW LN TO POB.]



E X H I B I T "C"



## EXHIBIT D

### BUYER'S VISION STATEMENT FOR THE PROJECT

We intend to create an active, vibrant, and sustainable epicenter for the corridor, neighborhood and City. The impact of the Project will have a far reaching and positive effect on the community by providing services and infrastructure necessary to maintain momentum and interest in the district while also providing a standard of excellence for future projects.

We believe in Cities and believe in the ability of urban environments to transform and create uplifting and connecting spaces for residents and visitors.

With that in mind, we have developed the following project goals and intend to annually update the City and the community on our progress in reaching them:

- Create a full block mixed-use sustainable development containing a full service grocery store, professional office and retail uses, a mix of housing and live/work environments, and structured parking.
- Create a 24-hour destination and district centerpiece providing uses and services necessary for the continued reinvigation of the neighborhood and District.
- Create a sustainable showcase of design and innovation through partnerships and outreach with MG&E, UW Madison, Sustain Dane, the City of Freiburg, Germany, and other local and international groups and businesses.
- Establish permanent employment through the Grocery Store component and availability of a variety of office spaces and live/work environments.
- Emphasize sustainable professional enterprises that target demographic and business wage levels at or above City and County Median income levels.
- Create an environment where worker's rights and contributions are valued and respected.
- Create an environment for further reinvestment in the District and region by providing a much-needed variety of new market rate housing to attract and retain employers and employees.
- Create forty-five (45) rental units targeted towards 50% and 60% of County Median Income for a minimum of fifteen (15) years.
- Create a catalyst by providing infrastructure and services for additional development in the District through density and activity.