



City of St. Francis

July 10, 2025

VIA E-MAIL ignacio@kgiconstructiongroup.com

Ignacio Garcia
President / CEO
KGI Construction Group, LLC
2861 Hwy 175, Suite 100
Richfield, WI 53076-9532

RE: City of St. Francis
Triangle Property Development Proposal
PIN(s): 543-9997-000, 543-9996-000, and 543-9998-000

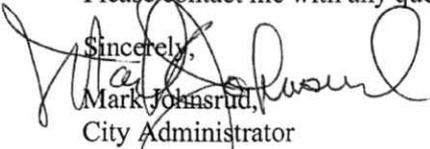
Dear Ignacio:

Thank you for your June 17, 2025, presentation of Cream City Real Estate Investments LLC and KGI's concept plan for the development of the City's "Triangle" property. I am pleased to confirm that the consensus of the Common Council following your presentation was to authorize the City Attorney, City Engineer and me to work with you to develop further refined plans for the development of the Triangle consistent with your proposal for submission to the City's Planning Commission and the Council for approval. In conjunction with the refinement and approval of a development plan for the Triangle, we are also authorized to work on the rezoning for a planned unit development, preparation of a mutually acceptable development agreement, which is anticipated to include a tax incremental financing incentive component, and a related agreement for the transfer of the real property.

The Common Council is enthusiastic about the concept plan you presented and has authorized this letter of intent to communicate to you that, as we continue to move forward on the plans and related agreements with KGI, the City will not be pursuing proposals from any other developers for the development of the Triangle.

Please contact me with any questions.

Sincerely,


Mark Johnson,
City Administrator

cc: Hon/ Ken Tutaj, Mayor
Anne B. Uecker, City Clerk/Treasurer
Paul E. Alexy, City Attorney
Alan H. Marcuvitz, Esq.