

REDEVELOPMENT AGREEMENT BETWEEN  
THE CITY OF MENASHA AND ALLIANCE INDUSTRIES, INC

This agreement (the "Agreement") is entered into this \_\_\_ day of July 2012 between the City of Menasha, which principal place of business is located at 140 Main Street, Menasha, Wisconsin (hereinafter "CITY") and Alliance Industries, Inc., which principal place of business is located at N2467 Vaughan Road, Waupaca, Wisconsin (hereinafter " ALLIANCE").

WHEREAS, the CITY has determined that a redevelopment project at the site of ALLIANCE's current operations on Appleton Street would be desirable for the CITY, in that it will create jobs, increase the tax base and insure the continuance of ALLIANCE's production and administrative functions at its Menasha location, and

WHEREAS, ALLIANCE has requested that the CITY provide financial and other assistance to facilitate its acquisition of facilities and to improve logistics and its production capacity.

NOW THEREFORE, in consideration of the mutual promises and dependant documents, the parties hereto agree as set forth in SECTIONS 1 through 4 below and ATTACHMENT A which are annexed and made a part hereof.

SECTION 1:       DEFINITIONS

REDEVELOPMENT PROJECT – The redevelopment project consists of the acquisition of Sites A and B as shown on ATTACHMENT A; renovation of the buildings, including an addition to the building on Site B; paving of parking areas; landscaping and other site improvements to facilitate truck docking and improve the flow of work.

SECTION 2:       ALLIANCE OBLIGATIONS

- 2.1 ALLIANCE will purchase the properties at 313 and 320 Appleton Street on or before December 31, 2012.
- 2.2 ALLIANCE will construct a building addition of not less than 30,000 square feet at 313 Appleton Street with an estimated value of \$1,400,000. Such addition shall be completed in a commercially reasonable manner no later than December 31, 2013.
- 2.3 ALLIANCE will cooperate with CITY in providing data and information in support of the grant and loan applications to be made by CITY under SECTION 3.
- 2.4 ALLIANCE will provide bi-annual written reports to CITY of its activities performed under this Agreement. The CITY reserves the right to require additional information or reports as needed.

SECTION 3:       CITY OBLIGATIONS

- 3.1 CITY will apply for Wisconsin Economic Development Corporation (WEDC) Community Development Block Grant (CDBG) – Public Facilities grant funds. Such application shall be subject to an eligibility determination by WEDC for the proposed project(s).
- 3.2 Initiate creation of a Tax Incremental Finance (TIF) District to include existing and planned ALLIANCE operations and facilities and this REDEVELOPMENT PROJECT.

- 3.3 Provision of Tax Increment Financial Incentive. In order to induce ALLIANCE to undertake the REDEVELOPMENT PROJECT, ALLIANCE has requested and the CITY may be required to make available financial incentive to ALLIANCE for the purpose of implementing the TIF Project Plan and this Agreement. The CITY contribution is made pursuant to Sections 66.1105(2)(f)1 of the Wisconsin Statutes.
- 3.4 Subject to SECTION 3.2, CITY will provide a TIF incentive to ALLIANCE in an amount equal to 10% of the tax increment generated on properties at 313 and 320 Appleton Street. Incentive payments will be made to ALLIANCE annually on or before September 30 for a 10 year period, commencing in the year 2014. Such payments will be terminated if ALLIANCE ceases operations in the CITY.
- 3.5 CITY will apply for Winnebago County Industrial Development Board (IDB) Revolving Loan Fund (RLF) to assist ALLIANCE with building acquisitions at 313 and 320 Appleton Street. Such application will be subject to the amount of funds available and the terms and conditions established by the IDB for its RLF.
- 3.6 Provided ALLIANCE purchases the properties at 313 and 320 Appleton Street, CITY will initiate procedures to close Appleton Street at its intersection with Fourth Street.

SECTION 4: CITY PERFORMANCE SUBJECT TO REQUIRED GOVERNMENT APPROVALS

ALLIANCE acknowledges that various undertakings of the CITY under SECTION 3 require approvals from the CITY's Common Council and/or Plan Commission as well as from governmental bodies external to the CITY, some of which approvals may require public hearings and other legal proceedings as conditions precedent thereto. The CITY's obligations under SECTION 3 are conditioned upon obtaining all such approvals in the manner required by law. The CITY cannot assure that all such approvals will be obtained; however, it agrees to make a good faith effort to obtain approvals on a timely basis.

CITY OF MENASHA

ALLIANCE INDUSTRIES, INC.

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# Attachment A

