

**RESOLUTION NO. 2021-38**

**RESOLUTION AUTHORIZING THE VILLAGE OF CALEDONIA TO ENTER INTO A DEVELOPMENT AGREEMENT WITH SCANNELL PROPERTIES #499, LLC FOR A PARCEL OF LAND IN TAX INCREMENTAL DISTRICT NO. 4 AT THE INTERSECTION OF ADAMS ROAD AND THE EAST FRONTAGE ROAD AND AUTHORIZING THE PARTIAL RELEASE(S) OF DEBACK FARMS BUSINESS PARK DEVELOPMENT AGREEMENT FOR INDIVIDUAL SITE DEVELOPMENT**

**WHEREAS**, Scannell Properties #499, LLC ("Scannell") has proposed to construct a three phase development on a parcel of land in Tax Incremental District No. 4 in the Village beginning with an approximately 322,000 square foot industrial facility building which received conditional building, site and operational plan approval from the Village on March 2, 2021;

**WHEREAS**, the Facilities, as planned, would be constructed for multiple Parcel Users in multiple phases over a period of up to (5) years; totaling approximately 1,000,000 square feet of building space for the Facilities on the Property; involving a capital investment by Scannell of approximately \$75 Million Dollars; and

**WHEREAS**, in order to induce Scannell to develop and locate its new Facilities at the Property, which Scannell would not do but for an incentive, and in order to render the Facilities' construction financially viable for Scannell, the Village is willing to extend to Scannell certain development incentives in exchange for the Scannell's commitment to locate the Facilities at the Property, all according to the terms and conditions set forth herein.

**NOW, THEREFORE, BE IT RESOLVED** by the Caledonia Village Board that the Development Agreement between the Village of Caledonia and Scannell Properties #499, LLC as set forth in **Exhibit A** attached hereto and incorporated herein (the "Development Agreement"), is hereby authorized and approved, and the Village President and Village Clerk are authorized to execute said agreement and the Village Administrator and Development Director are authorized to take such actions necessary in furtherance thereof; and

**BE IT FURTHER RESOLVED**, that the Village President and Village Clerk are authorized to execute such Partial Releases as are deemed necessary in accordance with the DeBack Farms Business Park Development Agreement, as amended, to allow for this individual site development to occur and to allow for a transfer of a future outlot to the Village for utility use as set forth in the Scannell Properties #499, LLC Development Agreement after review and approval by the Village Attorney.

15<sup>th</sup> Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this day of March, 2021

**VILLAGE OF CALEDONIA**

By: James R. Dobbs  
James R. Dobbs, President

Attest: Joslyn Hoeffert  
Joslyn Hoeffert, Clerk