

RESOLUTION NO. 2012-_____
12-10-12

A JOINT RESOLUTION BY THE VILLAGE BOARD OF THE VILLAGE OF STURTEVANT AND THE COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF STURTEVANT AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT BETWEEN AND AMONG UNITED NATURAL FOODS, INC., THE COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF STURTEVANT AND THE VILLAGE OF STURTEVANT AND AUTHORIZING THE EXERCISE OF AN OPTION TO PURCHASE THE NECESSARY PARCELS COMPRISING THE DEVELOPMENT, AND SUBSEQUENTLY CONVEY SAID PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT

The Village Board of the Village of Sturtevant, Racine County, Wisconsin (“Village”) and the Community Development Authority of the Village of Sturtevant (“CDA”) do hereby jointly resolve as follows:

WHEREAS, United National Foods, Inc. (“UNFI”), an incorporated business engaged in the distribution of natural, organic, and specialty foods in North America that distributes more than 60,000 products to more than 23,000 customer locations, desires to operate a distribution facility in the Village; and,

WHEREAS, UNFI expressed an interest in constructing a facility within the Village’s Tax Increment Financing (“TIF”) District No. 3 (“TID”), if adequate financial incentives to make the construction viable could be obtained; and

WHEREAS, UNFI’s proposal involves the construction of an approximately 425,000 sq. ft. building, at a cost of approximately \$32,000,000, and the creation of at least 220 new jobs; and,

WHEREAS, Racine County and the Wisconsin Economic Development Corporation have agreed to support this project conditioned upon UNFI’s creation and retention of the promised jobs; and,

WHEREAS, to facilitate the proposed construction and the creation of the promised jobs, and to induce UNFI to undertake its project in the Village instead of elsewhere, the Village and the CDA are amenable to incenting UNFI’s development of the TID site on the terms set forth in the Development Agreement with UNFI (“Development Agreement”) attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED that the Village and the CDA hereby approve the Development Agreement with UNFI.

BE IT FURTHER RESOLVED that, the requisite Village and CDA officials are hereby authorized to execute on behalf of the Village and the CDA, respectively, the Development Agreement.

BE IT FURTHER RESOLVED, that in accordance with the Development Agreement, the requisite CDA officials are hereby authorized to take all necessary actions and execute all necessary documents to exercise the options to purchase parcels comprising the development and obtain title to those parcels, and subsequently convey those parcels to UNFI in accordance with the Development Agreement.

Dated this _____ day of December, 2012.

VILLAGE OF STURTEVANT

Steve Jansen
Village President

Mary Cole
Village Clerk/Deputy Treasurer

Dated this _____ day of December, 2012.

**COMMUNITY DEVELOPMENT
AUTHORITY OF THE VILLAGE OF
STURTEVANT**

Chris Larsen
Chairman

Mary Cole
Executive Director