

RESOLUTION 2015-039 PASSED: MAY 26, 2015

DECLARING INTENT TO PROVIDE FINANCIAL ASSISTANCE FOR PROJECT BLACK BEAR ON LOT 12 LOCATED IN PARK 88.

WHEREAS, the City of DeKalb has an on-going effort to attract industrial development to the community to provide its citizens with permanent jobs, paying a living wage; and,

WHEREAS, Venture One ("the Developer") is the owner of record of Park 88, an industrial park within the corporate limits of the City of DeKalb ("the Property"), and intends to improve and develop the Property for industrial use via Project Black Bear as contemplated below; and,

3m corp.

WHEREAS, it is anticipated that development of the Property would generate employment opportunities for local residents, additional tax revenues and have a positive impact on the local economy; and,

WHEREAS, the proposed project would be constructed in a fashion that is compliant with the City's Comprehensive Plan and Development Plan Map; and,

WHEREAS, the Developer has requested that the City assist in financing the development of the Project in order to incentivize the development of the Property and attract a specific company to locate thereupon; and,

WHEREAS, the financial assistance requested conforms with the criteria for providing tax abatement in the intergovernmental tax abatement agreement with exception of the term of abatement; and,

WHEREAS, the Developer intends to contract with a Fortune 100 company ("the Company"), which has tentatively agreed to locate a 987,000 square foot warehouse distribution center at the site, contingent upon certain financial incentives; and,

WHEREAS, the City acknowledges the Developer's proposed use of the Property will be compatible with and will further the planning objectives of the City; will be of substantial benefit to the City; will permit orderly growth, planning, and development of the City; will increase the tax base of the City; and will promote and enhance the general welfare of the City and its residents; and,

WHEREAS, the City is authorized by Article 7, Section 10(a) of the Illinois Constitution to contract with a corporation in any manner not prohibited by law and to use its home rule powers to establish credit, revenues, and other resources to pay costs and to service debt related to such contract; and,

WHEREAS, the parties have agreed to matters of mutual inducement including the following:

1. The Parties have determined that assistance from the City to the Developer and the

Company to assist in the development of the Property would be beneficial to the City, the Developer and the Company.

2. Property tax abatement for ten (10) years on a sliding scale of 90/80/70/60/50/40/30/20/10 over the ten (10) year period, or such other term as the City, Developer, Company and other affected taxing districts may agree, generating a maximum potential incentive of Four Million Dollars (\$4,000,000.00) to Company, generated from the cumulative abatement of property taxes otherwise due to the affected taxing districts.
3. The Developer will develop the Property so that the Company can invest a minimum of \$40,000,000 to construct the 987,000 square foot warehouse distribution center within twenty four (24) months after approval of a development agreement. The Company is anticipated to employ at least two hundred fifty (250) full-time employees at wage levels acceptable to the parties.
4. The City and Developer acknowledge that the development of the Property requires economic assistance from the City and other affected taxing districts in order to complete such development and that, but for the economic assistance to be given by the City, the development of the Property would not be economically viable at this time; now,

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL of the City of DeKalb, Illinois as follows:

Section 1. The recitals contained in the Preambles are incorporated in this Resolution as if fully restated herein.

Section 2. The City Council hereby declares the official intent of the City to provide financial assistance as outlined above to the Company, following negotiation and execution of an abatement agreement acceptable to the City, the Company, the Developer, and other affected taxing district, which contemplates the development of the Property in substantially the fashion as outlined above.

Section 3. The City Manager is authorized to proceed to work with the Developer's and Company's representatives in the preparation of a development agreement for the proposed Project for presentation to the City Council and other affected taxing districts. The development agreement shall clearly set forth the mutual responsibilities of the City, the Developer and the Company. The parties acknowledge that given the currently proposed terms of this abatement agreement, it would be outside the scope of the existing intergovernmental agreement relating to property tax abatements within the City of DeKalb, and would thus require individual approval by affected taxing districts having jurisdiction over the Property.

Section 4. The City Manager is authorized to prepare and submit, and the Mayor is authorized to execute any grant application documents that may be necessary to pursue State and/or Federal funding assistance related to this Project.

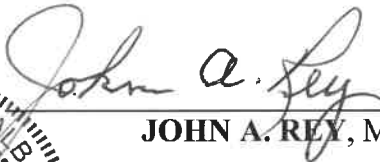
Section 6. This Resolution shall denote the intent of the City of DeKalb to negotiate in good faith and to prepare an intergovernmental agreement contemplating the approval of an abatement for the Property and for this Project, but no such abatement or incentive shall be actually provided until such an agreement is prepared in a mutually acceptable format and is approved by all required parties.

Section 7. This Resolution shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a regular meeting thereof held on the 26th day of May, 2015 and approved by me as Mayor on the same day. Passed by a roll call vote of 8-0. Aye: Jacobson, Finucane, Marquardt, Snow, Noreiko, Baker, O'Leary, Rey. Nay: None. Absent: None

ATTEST:


JULIE ABRAHAM, Deputy City Clerk


JOHN A. REY, Mayor



**RESOLUTION
R2015-60**

WHEREAS, the County of DeKalb has determined that it is in the best interests of the citizen of DeKalb County, Illinois to stimulate commercial and industrial development within DeKalb County, and

WHEREAS, on May 13, 2015 and June 10, 2015, the DeKalb County Executive Committee reviewed information on a proposed development named "Project Black Bear" located within the Park 88 Development of the City of DeKalb, which is, in the opinion of that Committee, appropriate for the County Board to consider for participation in the five-year decreasing term tax abatement program, and

WHEREAS, Project Black Bear, now identified as the 3M Corporation, intends to construct and occupy a 987,000 square foot logistic or industrial building in Park 88 in DeKalb, IL and will employ approximately 250 full-time employees in that facility wherein the average wage rates before benefits will be an average of \$14 per hour, and

WHEREAS, the DeKalb County gives favorable consideration to this project, provided:

- a.) That the 3M Company does continually occupy the building as outlined herein and maintains the above referenced employment and wage levels during the five-year abatement period or complies with the repayment provisions outlined in 35ILCS 200/18-183.
- b.) That the abatements are limited to this specific project for a term not to exceed five years following completion and occupancy of the structure and are limited to 90% of the taxes in the first full tax year from the date of occupancy of the building; 80% of the taxes in the second full tax year thereafter; 50% of the taxes in the third full year thereafter; 50% of the taxes in the fourth full tax year thereafter; and 50% of the taxes in the fifth full tax year thereafter, and 0% abatement each year thereafter.
- c.) That the 3M Company shall reimburse the County for the abated taxes if it fails to occupy the 987,000 square foot building located in Park 88 and to maintain employment of approximately at least 250 full-time jobs for five (5) years from the date of occupancy of the building.

NOW, THEREFORE, BE IT RESOLVED that the DeKalb County Board does hereby grant a five-year property tax abatement incentive program as outlined above for the 3M Company for the property east of their existing site on Macom Drive (currently part of parcel #08-25-300-020, but subject to re-platting) within the City of DeKalb and DeKalb County, IL.


PASSED THIS 17TH DAY OF JUNE, 2015 AT SYCAMORE, ILLINOIS.

ATTEST:



Douglas J. Johnson
DeKalb County Clerk

SIGNED:



Mark Pietrowski, Jr.
County Board Chairman