

COMMUNITY DEVELOPMENT AUTHORITY  
CITY OF WEST ALLIS  
RESOLUTION NO. 1329  
DATE ADOPTED October 8, 2019

Resolution to consider a Development Agreement by and between Chr. Hansen, Inc. and City of West Allis

WHEREAS, the Community Development Authority of the City of West Allis (the "Authority") wishes to encourage economic development, eliminate blight, expand the City's tax base and foster job creation for the City of West Allis (the "City") through the development of the Property; and,

WHEREAS, Chr. Hansen, Inc. (the "Developer") owns certain real property and improvements located at 9015 West Maple Street in the City of West Allis, Wisconsin, as legally described on Exhibit A attached hereto (the "Property"). For the foreseeable future, Developer seeks to make the Property its U.S. Headquarters for its global bioscience company, including development and production of cultures, enzymes and probiotics as well as business operations to support the same; and,

WHEREAS, as of January 1, 2020, the City will consider the creation of a Tax Incremental District including the Property (the "District") pursuant to Wis. Stat. sec. 66.1105 (the "Tax Increment Law") and to adopt a Project Plan for such District to encourage redevelopment and expansion at the Property; and,

WHEREAS, subject to obtaining the benefits set forth herein, Developer intends to invest Nine to Eighteen Million Dollars (\$9,000,000-\$18,000,000) to construct an approximately 20,000 square foot building addition ("Phase I") and a substantial additional multimillion dollar investment to construct additional buildings and/or building additions ("Phase II") (collectively, the "Project"). In connection with constructing the Project, Developer also intends to add approximately 100 full-time equivalent positions on the Property; and,

WHEREAS, the City desires to encourage economic development, eliminate blight, expand the City's tax base and create new jobs within the City, the District and upon the Property. The City finds that the development of the Project and the fulfillment of the terms and conditions of this Agreement will further such goals, are in the vital and best interests of the City and its residents, and will serve a public purpose in accordance with applicable state and local law.

WHEREAS, the development of the Project would not occur without the benefits to be provided to Developer as set forth in this Agreement.

NOW, THEREFORE BE IT RESOLVED that the Community Development Authority of the City of West Allis hereby recommends as follows:

1. A Development Agreement between the Community Development Authority of the City of West Allis and Chr. Hansen, Inc. and/or its assigns, for development within the Chr. Hansen, Inc. campus is recommended for approval.

BE IT FURTHER RESOLVED, that the Executive Director, or his designee, be and is hereby directed to forward this recommendation to the Mayor and the Common Council.

Approved: \_\_\_\_\_

  
John F. Stibal, Executive Director  
Community Development Authority