



January 15, 2019

Gary Butcher
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RE: Memorandum of Understanding
Agrisolutions – Rock Island, IL

Mr. Butcher,

This Memorandum of Understanding (MOU) between the County of Rock Island (County) and Agrisolutions (Tenant) shall serve as a basis for creating a formal development agreement outlining the responsibilities and financial commitments of both parties.

Project Location: 4415 85th Avenue West
Rock Island, IL

Project Overview: Tenant is proposing to lease a building of approximately 111,280 sqft. When completed, the building will house divisions that include light manufacturing, warehousing, assembly, and distribution operations for Tenant. Some of these operations will be consolidated from other operations in Iowa and Canada.

Project Costs: Tenant will renovate the property to accommodate the above referenced uses and those costs are estimated to be \$300,000. Tenant will also be investing another \$350,000 towards costs associated with relocation of equipment from other facilities to the Rock island facility. Plus, Tenant will invest an additional \$250,000 for material and packaging equipment and \$50,000 in job training for new or relocated employees.

Tenant will provide documentation to support the estimated renovation costs.

Employment: Tenant estimates the following number of full time employees at the facility:

-Initially:	38 employees
-End of Year 1:	68 employees
-End of Year 2:	75 employees
-End of Year 3:	90 employees

Incentives: Conditioned upon the Tenant divisions as described above, project incentives include the following:

- \$30,000 (from the City of Rock Island) towards expenses to be determined. This incentive is to be paid by the City when the final Certificate of Occupancy has been granted.
- A 90% reimbursement of the City's portion of any real estate taxes above the current assessed value (2017 AV) for the facility.
- A 90% reimbursement of the County's portion of real estate taxes above the current assessed value (2017 AV) for the facility.
- A 21% reimbursement of Rockridge School Corporation's portion of any real estate taxes above the current assessed value (2017 AV) for the facility.
- The total (city, county and school corporation) amount of the real estate tax reimbursement shall be for a period of five (5) years or a maximum value of \$50,000, whichever comes first.
- Reimbursement of real estate taxes is subject to Tenant's estimated employment numbers being met. If Tenant does not meet the employment numbers, the reimbursement shall be reduced by a percentage equal to the percentage that Tenant employment numbers are short.
- City will support any and all applications for benefits from inclusion in the Enterprise Zone. This will allow Tenant to not pay sales tax on construction materials required for renovation of the facility.
- City will support any and all Tenant applications for state incentives.

Project Timeline: Tenant will start construction in April of 2019.

Approved by the Rock Island County Board this 15th day of January, 2019.

Green Thumb Industries

Chairman of the Board of Rock Island County

Witness:

County Clerk of Rock Island County