



Common Council Report

Agenda Item: Discussion and Possible Action Regarding a TIF Development Agreement with Signature Warehousing LLC.
Meeting Date: April 6, 2022
Presenter: Al Hulick, City Administrator
Department: City Administration

Conformance with Strategic Plan:

- Affordability & Financial Stability
- Safe, Inclusive, Welcoming Community
- Diverse Opportunities for Fun and Life-Long Learning
- High Performing Organization with Professional Staff
- Environment for Business Success with Thoughtful Growth and Development

Summary

Signature Warehousing LLC and the City of Milton Administration have negotiated a TIF Development Agreement which would result in the acquisition of 25.901 acres of land and the construction of a 109,000sf warehousing/distribution facility in the Crossroads Business Park.

Analysis and Key Issues

Signature Warehousing, LLC out of North Dakota, currently operates a warehouse/distribution facility in Janesville Wisconsin. Looking to expand their operations, Signature Warehousing is looking to construct a new facility in the City of Milton. The facility would be 109,000sf and expandable up to 470,000sf in future phases.

As part of the TIF Development Agreement, the Developer would purchase 25.901 acres of land owned by the City of Milton for their current and future facility construction. The City of Milton recently purchased the subject land last spring as part of the Clasen Quality Chocolate and corresponding TEA Rail extension project.

The Developer intends to utilize the future rail spur that is currently under construction along Putman Parkway to serve their facility. There would be no additional utility or infrastructure extensions/improvements required to serve this facility.

Fiscal Impact

The subject TIF Development Agreement only addresses the first phase of development. The City of Milton would sell 25.901 acres of land to Signature Warehousing LLC and provide an additional incentive of \$593,465 as a pay-go incentive over a 10-year period. In return, Signature Warehousing, LLC would agree to construct the 109,000sf facility on the property and guarantee a minimum annual tax payment of not less than \$150,000.00.



Recommended Motion

The City Administration recommends the Common Council approve the proposed TIF Development Agreement with Signature Warehousing LLC.

Attachments

- TIF Development Agreement