

EXHIBIT A

Real Estate (legal description)

[attached]

EXHIBIT B

Description of Project

[attached]

2017 DuraTech Industries Expansion Plan

Construct a 47,000 square foot two story building which connects the two existing buildings together.

Facility will have two custom clean rooms with accurate climate control for manufacturing.

Project to start April 17th 2017 and be completed by December 31st, 2017.



EXHIBIT C

Living Wage Resolution

[attached]

Living Wage

FILE # 2003-07-033

REPORT OF COMMITTEE

To the Honorable Mayor and Common Council of the City of La Crosse:

Your Judiciary & Administrative Committee and Finance & Personnel Committee on April 8, 2003, having under consideration the annexed resolution approving a living wage for construction contracts and development agreements that are financed in part with City funds which benefit primarily a single business organization so that families and individuals meet a certain minimum level of decency, recommends the same be adopted as second amended.

Respectfully submitted,

Richard P. Becker, Chmn
Charles Clemence
Dave Goodin
Jon M. Olson
Todd Olson
Robert Slaback

David R. Morrison, Chmn.
Joe Ledvina
Douglas Farmer
Mark Johnsrud
Mark Meyer

RESOLUTION AND
RESOLUTION ADOPTED

APR 10 2003
BY COUNCIL

APR 23 2003

RT
MP
Mayor

SECOND AMENDED RESOLUTION

WHEREAS, La Crosse is and will continue to be a business friendly community,
and

WHEREAS, City of La Crosse taxpayers subsidize low wage jobs through increased taxes for health and human services for the poor, and

WHEREAS it should be a basic right of all workers to earn a living wage in accordance with State law and in order to provide for their families and to meet a certain minimum level of decency, and

~~WHEREAS, the City of La Crosse lets many contracts each year for maintenance, construction and repair projects and considering the impact that these projects have on the taxpaying citizens of the City, these contracts should not allow the work to be performed at any wage less than a living wage.~~

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that said living wage be not less than 110 percent of the annual income of a family of four, based on the U.S. Department of Health and Human Services most recent poverty guidelines, which wage at the current time would be \$9.73 ~~\$8.11~~ per hour.

BE IT FURTHER RESOLVED that in order for said living wage to be carried out according to the intent of this resolution, the City of La Crosse shall not enter into any development agreement or capital expenditure for the primary benefit of a single business or organization, unless it is demonstrated that the majority of the full-time jobs created or supported by the expenditure will command wages equal to or greater than this living wage amount.

BE IT FURTHER RESOLVED that this living wage policy should not apply to any job that is subject to the prevailing wage laws, in which event said applicable prevailing wage law shall apply, and that the same not displace or disrupt the past practices of utilizing union labor wages in such cases.

BE IT FURTHER RESOLVED that this resolution shall not in any way be used or is the same intended to reduce wages received by full-time skilled and unskilled workers.

BE IT FURTHER RESOLVED that the living wage previously referred to herein include the basic wage plus fringe benefits in accordance with the methodology utilized for public construction contracts for what is known as the prevailing wage in order to meet Davis-Bacon requirements as well as Wisconsin public construction contract requirements.

BE IT FURTHER RESOLVED that fringe benefits include health insurance, retirement, life insurance, vacation and some contributions to training funds and do not include employer payments or contributions required by other federal, state or local laws, such as the employer's contribution to social security or some disability payments.

BE IT FURTHER RESOLVED that this resolution shall not apply to non-profit, tax-exempt organizations, which are exempt from state and federal income tax.

Typed: 4-9-03
Approved:

EXHIBIT D

Description of Public Improvements

None

EXHIBIT E

Project Cost Breakdown

[attached]

DuraTech - Project Cost Breakdown

As of 03/28/2017

Wieser Quote Dated March 20, 2017	\$	3,321,887
Below are the items contracted direct by DuraTech		
Plumbing / Air / Gas pipe - CRM	\$	192,000
Electric - Klich	\$	471,364
Fire Alarm - Per Mar from Klich	\$	23,455
HVAC from Paul's Heating	\$	255,789
Five Star to pull all Cat 5	\$	27,371
Humidification system	\$	101,200
Wireless access points / cameras / door access	\$	27,011
Automated logic 2 zones for clean rooms	\$	25,000
ISG architectural fee	\$	255,019

DuraTech Remodeling costs for existing building

Redo epoxy floors in screening	\$80,000
Resurface epoxy floors in die cutting and inspection	\$18,000
Move carousel press to die cutting area and 1 uv line	\$18,000
Move 5 Sakuri lines	\$15,000
Wall off heat room in existing screening room	\$20,000
Replace window in tilt up concrete building	\$50,000
Build out 9 offices and 1 conference room	\$45,000
Move screen making for direct to screen	\$18,000
Move ink to Linde room	\$35,000
Move die cutting and Laminating to new building	\$38,000
Construct a room around the Iberica press	\$15,000
Modular wall system for the Guardian oven using ins	\$18,000
Ceiling tiles for the screening department	\$2,500
Price to move batch ovens	\$67,500
Wall off area around Guardian lines	\$25,000
Build new doming room in building 3 with it own HV	\$35,000
Grand Total Project Cost Breakdown	\$5,200,096

EXHIBIT F

Construction Schedule

[attached]

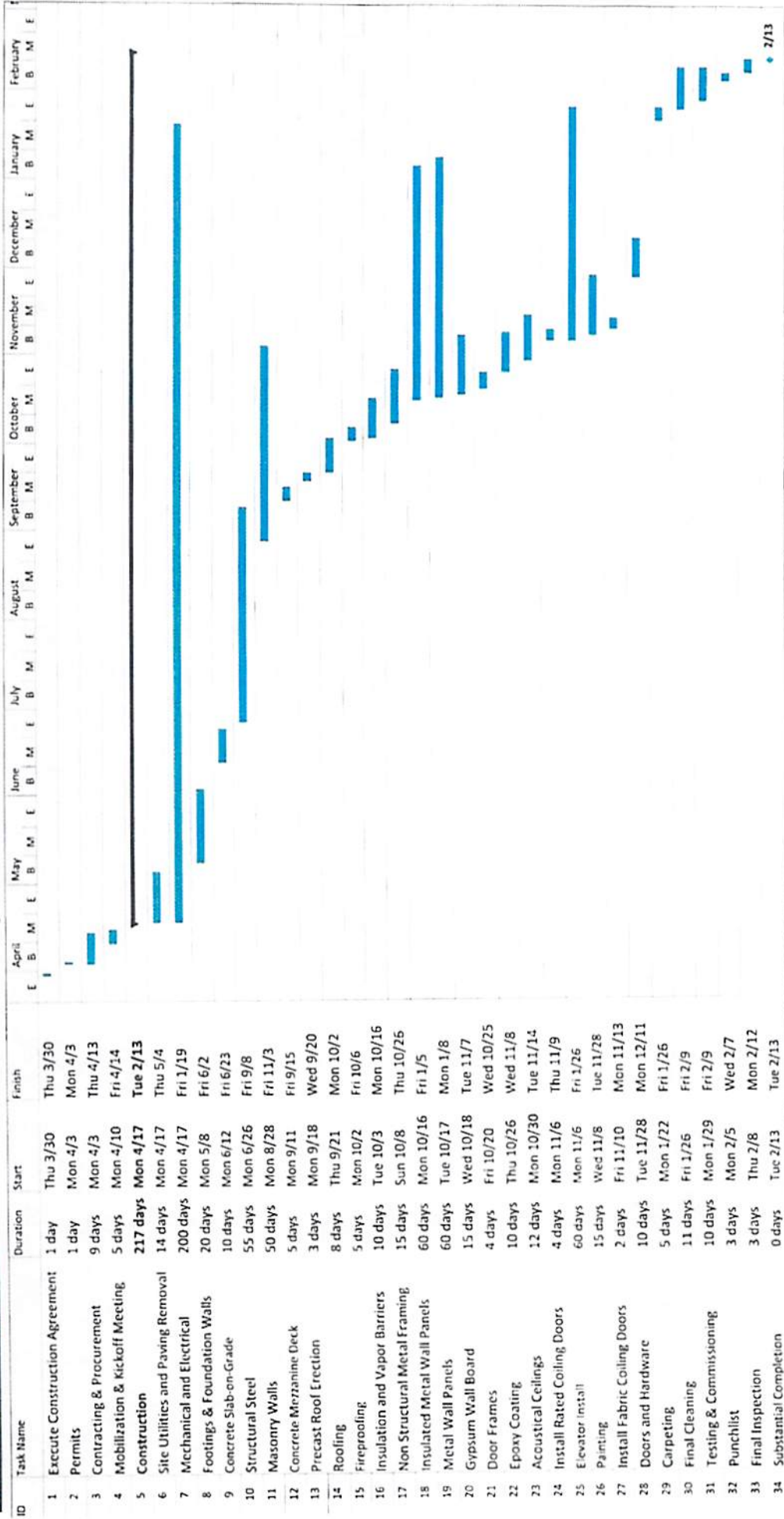


EXHIBIT G: MONETARY OBLIGATION EXAMPLE

CASH GRANT SCHEDULE DuraTech Development Agreement

Tax Year (Valuation Date)	Base 1/1/2017	1/1/2018	Guarantee 1/1/2019	1/1/2020	1/1/2021	1/1/2022
Base Value of Property	1,969,000	1,969,000	1,969,000	1,969,000	1,969,000	1,969,000
Economic change on Base Value		19,690	39,577	59,663	79,949	100,439
New construction 2017		1,500,000	1,515,000	1,530,150	1,545,452	1,560,906
New construction 2018			1,250,000	1,262,500	1,275,125	1,287,876
Total Assessed Value	1,969,000	3,488,690	4,773,577	4,821,313	4,869,526	4,918,221
Value Increment	0	1,519,690	2,804,577	2,852,313	2,900,526	2,949,221
Mill Rate	0.02913	0.02913	0.02913	0.02913	0.02913	0.02913
Tax Increment		44,269	81,697	83,088	84,492	85,911
<i>Cash Grants</i>						
City's Proration (15%)		6,640	12,255	12,463	12,674	12,887
City's Allocation of Tax Increment		6,640	12,255	12,463	12,674	12,887
City's Cumulative Cash Grants (\$41,250 Max.)		6,640	18,895	31,358	44,032	56,919
<i>Developer's Cash Grants</i>						
Developer's Proration (85%)		37,628	69,443	70,625	71,818	73,024
Developer's Cash Grants		37,628	69,443	70,625	71,818	73,024
Developer's Cumulative Cash Grants (\$233,750 Max.)		37,628	107,071	177,696	249,514	322,538
Aggregate Cash Grants Unpaid (\$275k Max.)	275,000	230,731	149,034	65,946	(18,546)	(104,457)
Payment Date		9/1/2019	9/1/2020	9/1/2021	9/1/2022	9/1/2023

NOTE 1: Assumes economic change of 1% appreciation

NOTE 2: Assumes partial construction in 2017 and 2018
4/5/2017