



### **LEGAL DEPARTMENT**

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## **ANNUAL DEVELOPMENT AGREEMENT COMPLIANCE REVIEW TAX YEAR 2024**

### **Kwik Trip Development Agreement Bakery Expansion & Kwik Trip Development Agreement: Dairy and Freezer-Bakery Expansion Projects.**

- Parties: This agreement is between the City of La Crosse and Kwik Trip, Inc.
- Governing Bodies: Board of Public Works.

### **Project Definition:**

Bakery Expansion: Construct bakery facility of not less than 80,000 square feet.

Dairy and Freezer-Bakery Expansion: Dairy project was to construct 40,000 square feet of manufacturing space. Freezer project was to create 50,000 square feet of manufacturing space.

### **Essential Terms:**

- Cash Grant: Already completed.
- Tax Guarantee:
  1. Bakery Expansion: \$4.5 million as of tax year 2011. (2024 value is \$16,308,200)
  2. Dairy and Freezer Expansion: \$5 million as of tax year 2016 (2024 value is \$18,141,800)

Kwik Trip Development Agreement  
Annual Development Agreement Compliance – Tax Year 2024

- Jobs:
  1. Bakery Expansion: Create and maintain 100 new FTE within five years and maintain them for ten years. Job guarantee requirement expired in August 2022.
  2. Dairy and Freezer Expansion: Create and maintain 100 new FTE within five years and maintain them for ten years. Annual job certification due June 15<sup>th</sup>. No certification has been received to date. Jobs were to be created by June 2017 and maintained until June 2027.

**RECOMMENDATION:**

- Determine if WIPFLI is needed to confirm.