

**BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA**

**A RESOLUTION AUTHORIZING CHAIR TO EXECUTE THE APPLICATION
DOCUMENTS FOR THE NEBRASKA DEPARTEMENT OF ECONOMIC
DEVELOPMENT'S SITE AND BUILDING DEVELOPMENT FUND – Graepel North
America, Inc.**

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2012), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103 (Reissue 2012), the powers of the County as a body are exercised by the County Board; and,

WHEREAS, Graepel North America, Inc. (Graepel), will be expanding its operation within Sarpy County with a 7 acre property purchase at 132nd & Cornhusker (Hilltop Industrial Park). Graepel plans construction of a 40,000 sq. ft. facility and plans to increase its staff by 9 employees in 2015; and,

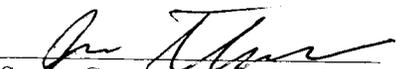
WHEREAS, some of the costs of Graepel's expansion are eligible to be covered by the Nebraska Department of Economic Development's Site and Building Development Fund grant; and,

WHEREAS, Sarpy County wishes apply for use of \$150,000 of the Site and Building Development Fund for the costs of the building and site development within Sarpy County as specifically detailed in the Site and Building Development Fund Application documents (Application), a copy of which is attached hereto and incorporated by reference; and,

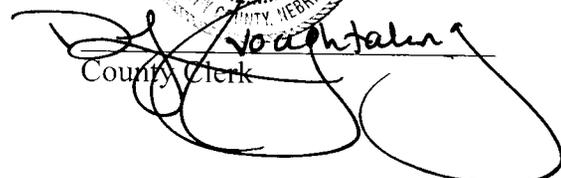
WHEREAS, it is the decision of this board that the execution of the Application for Site and Building Development Fund is in the best interests of the citizens of Sarpy County as the project is expected to bring jobs and economic development to Sarpy County.

NOW THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the attached Site and Building Development Fund Application is hereby approved, and that the Chairman is hereby authorized to sign the Application, and all associated documents therein.

The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 8th day of April, 2014.


Sarpy County Board Chairman

Attest
SEAL


County Clerk

Sarpy County Board of Commissioners

1210 GOLDEN GATE DRIVE
PAPILLION, NE
593-4155
www.sarpy.com

ADMINISTRATOR Mark Wayne
DEPUTY ADMINISTRATOR Scott Bovick
FISCAL ADMIN./PURCHASING AGT. Brian Hanson



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|--|
| <u>COMMISSIONERS</u> Don Kelly District 1 Jim Thompson District 2 Tom Richards District 3 Brenda Carlisle District 4 Jim Warren District 5 |
|--|

Memo

To: Sarpy County Commissioners
From: Mark Wayne, County Administrator
Re: Site and Building Development Fund Grant

Commissioners, I have placed a SBDF grant application on the agenda for approval. Unlike The Travelers SBDF grant there is no local matching dollars required. Details of the grant request are attached, the \$150,000 grant will allow Graepel (an existing Sarpy company) to construct a new facility in Hilltop Industrial Park.

Sarpy County makes the application and passes the funds to Graepel as they incur expenses for construction. In the weeks to follow the County will sign a contract with the State and Graepel spelling out the grant requirements.

April 03, 2014



Mark Wayne, County Administrator

MW/mg

Nebraska Department of Economic Development
 Site and Building Development Fund, LB 388
 Business Recruitment and Expansion Project Application

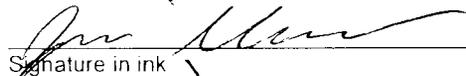
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| DED USE ONLY |
| Date Received: |

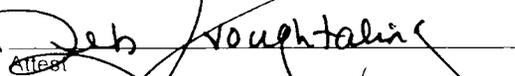
Part I: General Information

| 1. APPLICANT | 2. APPLICATION PREPARER |
|--|---|
| <input checked="" type="checkbox"/> Nebraska Local Government <input type="checkbox"/> Non-Profit Organization Organization Name: <u>Sarpy County</u> Address 1: <u>1210 Golden Gate Drive</u> Address 2: _____ City: <u>Papillion</u> State: <u>NE</u> Zip: <u>68046</u> Organization Contact: <u>Mark Wayne, County Administrator</u> Phone: _____ (402)593-2347 Fax: <u>(402)593-4304</u> Email: <u>markw@sarpy.com</u> Federal Tax ID Number: <u>47-6006504</u> | Name: <u>Sarpy County</u> Address: <u>1210 Golden Gate Drive</u> City: <u>Papillion</u> State: <u>NE</u> Zip: <u>68046</u> Phone: <u>(402)593-2347</u> Email: _____ |
| 3. Project Title and summary description: Project Title: <u>Graepel North America, Inc.</u> Graepel is in need to expand it's operation and will be acquiring a 7 acre site at approximately 132nd & Cornhusker (Hilltop Industrial Park) in Sarpy County. Growing demand requires the expansion of the current facility to the new location and construction of a 40,000 sq. ft. facility. The expansion will increase staff requirements by approximately 9 employees in FY 2015. The application request is for \$150,000 SBDF Grant for construction of the new facility. Matching funds will be made by investment from Graepel North America, Inc. into construction costs. | |

4. CERTIFYING OFFICIAL

To the best of my knowledge and belief, data and information in this application are true and correct, including any commitment of local or other resources. This application has been duly authorized by the governing body of the applicant. The applicant will comply with all requirements governing the use of funds.

 Jim Thompson, Chairman of County Board 4-8-14
 Signature in ink Typed Name and Title Date Signed

 Deb Houghtaling, Sarpy County Clerk 4-8-14
 Attest Typed Name and Title Date Signed

PART II Funding Summary
 (Round amounts to the nearest hundred dollars.)

| Activity | SBDF | Matching Funds | Total Funds | Sources of Matching |
|--------------------------------------|----------------|------------------|------------------|----------------------------|
| Land and Building Acquisition | | | | |
| Building Construction or Rehab | 150,000 | 2,995,600 | 3,145,600 | Graepel North America Inc. |
| Public Fac. & Improvements | | | | |
| Site Preparation | | | | |
| Streets | | | | |
| Storm Sewers | | | | |
| Sanitary Sewers | | | | |
| Natural Gas | | | | |
| Water Source/Well/Distribution | | | | |
| Electrical Substation / Distribution | | | | |
| Telecommunications | | | | |
| Infrastructure Development - other | | | | |
| Planning | | | | |
| Engineering | | | | |
| Others - describe | | | | |
| TOTAL | 150,000 | 2,995,600 | 3,145,600 | |

PART III Budget

Please include a detailed budget showing sources and uses of funds.

PART IV Attachments & Exhibits

The following items should be included as exhibits to the application:

- Certificate of Good Standing from Secretary of State if applicant is a Non-profit
- Internal Revenue Service designation or Attorney verification for Non-profit status
- Letter(s) of Commitment for matching funds
- Site map(s) and a legal description of the site



Dave Heineman
Governor

STATE OF NEBRASKA

DEPARTMENT OF ECONOMIC DEVELOPMENT

301 Centennial Mall South
P.O. Box 94666
Lincoln, Nebraska 68509-4666 USA

Phone (402) 471-3111
Toll Free (800) 426-6505
Fax (402) 471-3778
Statewide Relay (800) 833-0920 (voice)
www.neded.org

March 27, 2014

Mark Wayne
County Administrator
Sarpy County
1210 Golden Gate Dr.
Papillion, NE 68046

RE: Invitation to Apply for Site and Building Development Fund

Dear Mr. Wayne:

The Nebraska Department of Economic Development has been in discussions with Graepel North America, Inc. and understands the business is looking at the possibility of expanding operations at its existing facility in Sarpy County. Graepel North America, Inc. has executed an SBDF Business Certification agreement expressing their intent to complete the project. An eligible applicant is needed to apply for the Site and Building Development Fund program.

The Department invites Sarpy County to apply for \$150,000 from the SBDF program to assist with this business recruitment and expansion project.

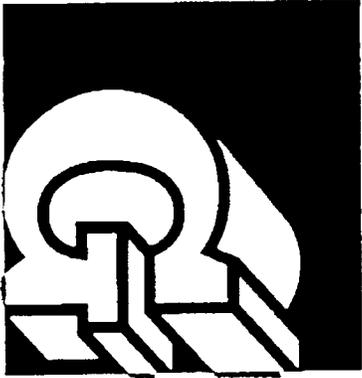
Please contact Brook Aken at 402-471-3786 or brook.aken@nebraska.gov or Dave Honz at 402-471-3763 or dave.honz@nebraska.gov with questions regarding the Site and Building Development Fund program process.

Sincerely,

Dan Curran
Director of Business Development
Nebraska Department of Economic Development

Enclosures

copy: Mark Zumdohme, Graepel North America, Inc.



Grapepel

®

Design
Safety
Performance

North America Inc.

Graepel Expansion 2014

- 2013 Facility Size: 20,000 SF
- 2013 Staff 16
- Graepel Business Plan shows the following growth for 2014 and 2015
- 2013 Sales: 6MUSD, 2014 Sales: 9 MUSD, 2015 Sales 10 MUSD
- Growing customer demand requires expansion of current Graepel facility
- Target Facility Size: 40,000 SF
- Option 1: Grow in current plant and lease additional space gives limited opportunities for further growth.
- Option 2: Purchase a Site and Construct a new building
- Graepel has selected 7.3 Acre Site in Hilltop Industrial Park, Sarpy County, NE
- Graepel estimates site cost of 800,000 USD and construction cost of 2,400,000 USD for the building
- Estimated Staff Requirement:
- 2015 Staff requirement 25 (+9)
- 2016 Staff Requirement 30 (+14)

Graepel Expansion 2014

Wage information:

- Starting wage \$12.50,
- Average Wage after 2 years \$14.60

Benefits:

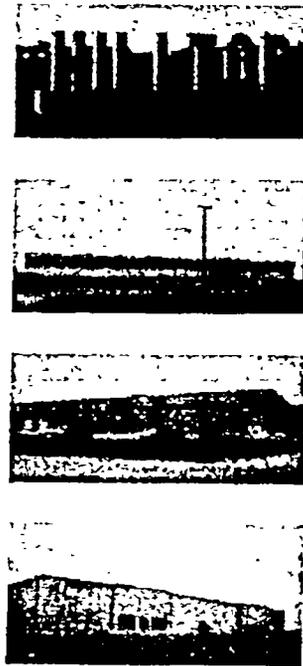
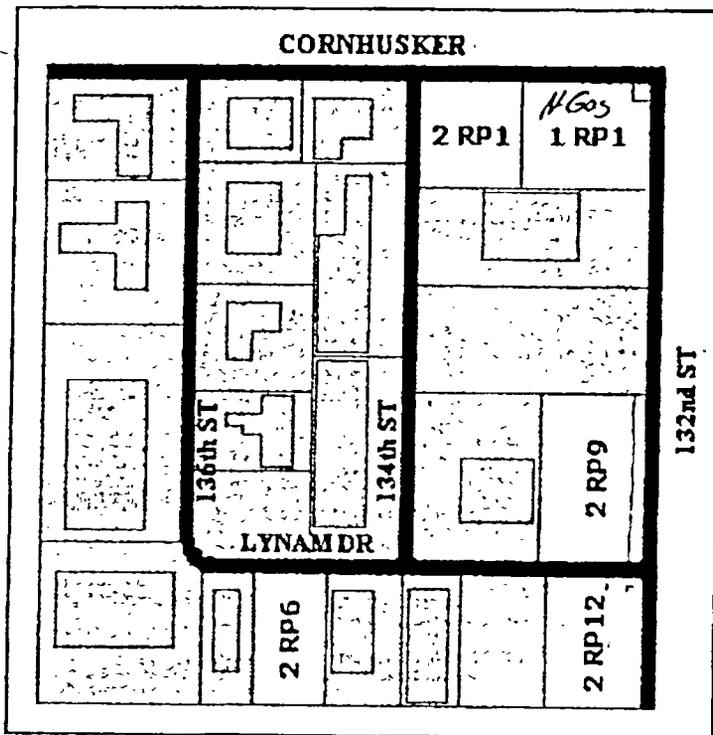
- Health Insurance premium paid for employee/family (\$2500/5000 deductible)
- Dental Insurance (up to \$1000 annually)
- Long Term disability (60% of prev. income)
- Life (20,000 USD)
- Simple IRA (max 3% of gross employer contribution)



Hilltop Industrial Park is a development located in southwest Omaha, Nebraska. This development offers easy access to I-80, large level sites and options to grow. To obtain information about availability and building options contact us at (402) 393-3327.

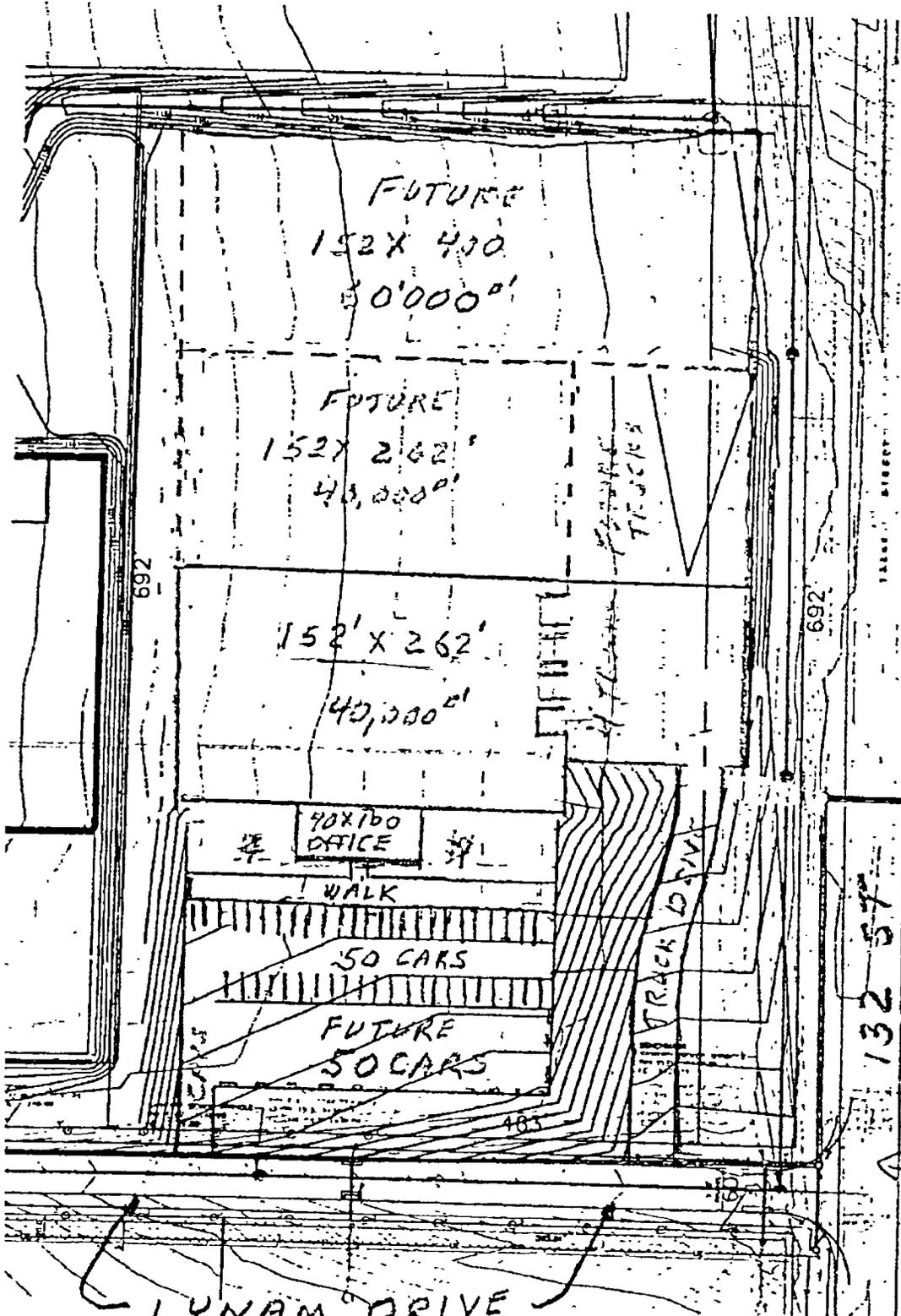
Mudra 2/27/14

Timing?



| LOT | SIZE | AREA SQ. FT. | AREA ACRES |
|---------------|--------------|------------------|--------------|
| 2 RP9 | 694' X 458' | 317,930 | 7.30 X |
| 2 RP12 | 388' X 543' | 210,580 | 4.83 |
| 2 RP6 | 320' X 544' | 174,257 | 4.00 |
| 1 RP1 - 2 RP1 | 1003' X 445' | 446,440 | 10.25 |
| Total | | 1,149,207 | 26.38 |

HILLTOP INDUSTRIAL PARK LLC. 402.393.3327
 Copyright 2010 Hilltop Industrial Park LLC. All Rights Reserved.



NORTH
1" = 100'

LOT 2 RP9
HILLTOP INDUSTRIAL PARK

132 57

← 35' setback

LYNAM DRIVE

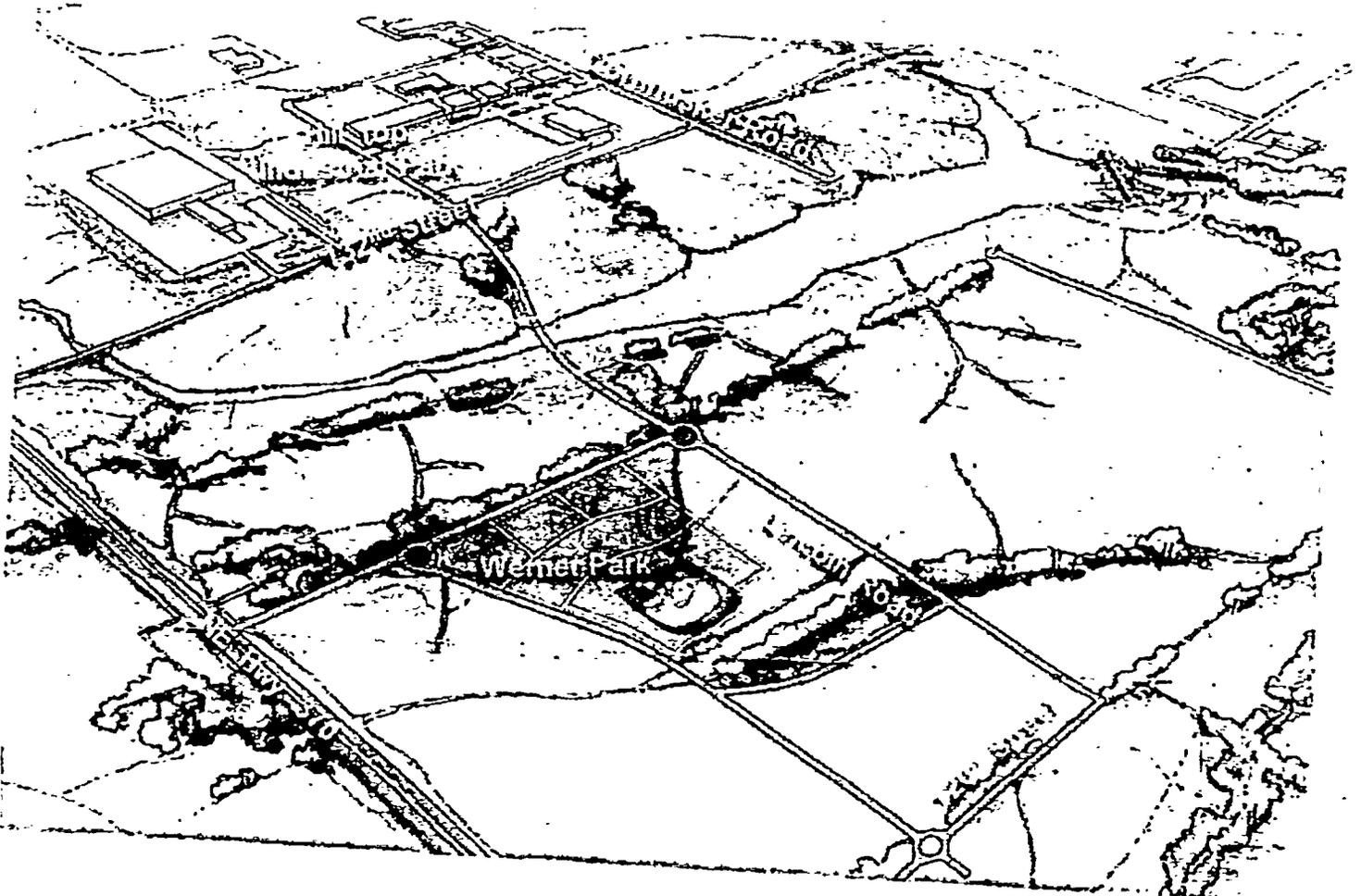
→ 27' below crane, 75' span

→

WP5 REGIONAL DETENTION BASIN

Project Schedule:

- Initial feasibility study began in 2008
- Design completed in August 2012
- Construction of main dam, sanitary sewer relocation, Lincoln Road extension, water quality basins, and recreational features to begin October 2012
- Anticipated completion is June 2014



THE MISSOURI STATE WATER RESOURCES DIVISION HAS BEEN AWARDED A FEDERAL FISCAL YEAR 2012 STATE STREET FUNDING AGREEMENT FOR THE WP5 REGIONAL DETENTION BASIN PROJECT. THE PROJECT IS BEING FUNDED BY THE STATE OF MISSOURI THROUGH THE STATE STREET FUNDING AGREEMENT. THE PROJECT IS BEING FUNDED BY THE STATE OF MISSOURI THROUGH THE STATE STREET FUNDING AGREEMENT.

MUDRA CONSTRUCTION

2425 NO 84 ST
OMAHA NE 68134

JOB COST GRAEPEL
SIZE OF BLDG 152' X 262'
SIZE IN SQ. FT.-26 FT CLEAR 40,000 SQ. FT.
OFFICE IN SQ. FT.-10 FT CLEAR 5,000 SQ. FT.
3/18/2014

| ITEM | COST | SQ FT | |
|---------------------------|-----------------------|----------------|----------------------------|
| GRADING | \$75,000.00 | \$1.67 | ESTIMATE |
| FOOT& FOUNDATION | \$178,500.00 | \$3.97 | BID |
| INTERIOR CONCRETE | \$310,000.00 | \$6.89 | 6 INCH 4000 LB |
| STEEL | \$298,375.00 | \$6.63 | NORTH WALL STEEL |
| ERECTION STEEL & WALLS | \$256,400.00 | \$5.70 | BID |
| EXTERIOR WALL CONCRETE | \$297,000.00 | \$6.60 | 12' X 5 3 3 INSULATED |
| ROOF | \$143,000.00 | \$3.18 | TPO SYSTEM |
| ROOF CURBS | \$25,200.00 | \$0.56 | BID |
| CAULKING | \$50,000.00 | \$1.11 | EXTERIOR WALLS |
| EXT DOORS | \$18,000.00 | \$0.40 | ESTIMATE |
| GARAGE DOORS -SEALS,RAMPS | \$38,000.00 | \$0.84 | INSULATED & OPERATORS |
| EXTERIOR CONCRETE | \$290,000.00 | \$6.44 | 8 INCH 4000 LB |
| STORE FRONTS | \$10,000.00 | \$0.22 | OFFICE ONLY |
| SPRINKLER | \$40,000.00 | \$0.89 | STANDARD HEADS |
| PLUMBING | \$53,107.00 | \$1.18 | NO MFG- NO AIR OR NITROGEN |
| ELECTRICAL | \$300,000.00 | \$6.67 | 2000AMP 480V- NO EQUIPMENT |
| WAREHOUSE HEAT | \$40,553.00 | \$0.90 | 2-GTC480M THERMAL CYCLER |
| STORM SEWER | \$150,000.00 | \$3.33 | STORMTECK DRAINAGE SYSTEM |
| FINISH GRADE & BACKFILL | \$20,000.00 | \$0.44 | ESTIMATE |
| LANDSCAPING | \$15,000.00 | \$0.33 | ESTIMATE |
| OFFICE | \$80,000.00 | \$1.78 | 4000'OFFICE 1000'MFTG. |
| MACHINE FOUNDATIONS | \$40,000.00 | \$0.89 | TWO PRESS FOUNDATIONS |
| MISCELLANEOUS | \$50,000.00 | \$1.11 | ESTIMATE |
| SUPERVISION | \$30,000.00 | \$0.67 | FIRM |
| ARCHITECT & ENGINEER | \$70,000.00 | \$1.56 | ESTIMATE |
| PERMIT SEWER FEE | \$67,450.00 | \$1.50 | \$ 20,000 & \$ 47,450 |
| FEE | \$200,000.00 | \$4.44 | FIRM |
| TOTAL COST | \$3,145,585.00 | \$69.90 | |

CONTRACT

between

FRIEDRICH GRAEPEL Aktiengesellschaft;
Zeisigweg 2
49624 Lönningen, Germany

and

GRAEPEL NORTH AMERICA Inc.
9840 South 140th Street
Omaha, NE 68138 USA

We herewith confirm that the Friedrich Graepel Aktiengesellschaft, the 100% owner of the Graepel North America Inc. commits itself to match the missing funds to finance the project of setting up the production facility and install the necessary machinery at Omaha, Nebraska.



Klaus Mecking
Vorstand
Friedrich Graepel AG

Friedrich Graepel
Aktiengesellschaft
49624 Lönningen

Friedrich Graepel
Aktiengesellschaft
49624 Lönningen

Deb Houghtaling

Sarpy County Clerk

Renee Lansman
Chief Deputy

1210 Golden Gate Drive #1250 • Papillion, Nebraska 68046-2842
Phone: 402-593-2105 • Fax: 402-593-4471 • Website www.Sarpy.com • Email: Clerk@sarpy.com

April 9, 2014

Brook Aken
Department of Economic Development
301 Centennial Mall South
PO Box 94666
Lincoln, NE 68509-4666

Dear Ms. Aken,

Action by the Sarpy County Board of Commissioners on April 8, 2014 is as follows:

Resolution 2014-133: Authorize Chairman to sign application documents for the Nebraska Department of Economic Development's Site and Building Development Fund – Graepel North America, Inc. Mark Wayne, County Administrator

MOTION: Richards resolved, seconded by Carlisle, to approve the resolution for the Site and Building Development Fund (SBDF) grant application in the amount of \$150,000 for Graepel North America, Inc. to expand its operation within Sarpy County with a 7 acre property purchase at 132nd and Cornhusker (Hilltop Industrial Park) and the construction of a 40,000 sq. ft. facility and plans to increase its staff by 9 employees in 2015. Ayes: Kelly, Thompson, Richards, Carlisle & Warren. Nays: None.

Attached is the above referenced agreement for your files.

Sincerely,



Deb Houghtaling
Sarpy County Clerk

Enclosure
DH/sm