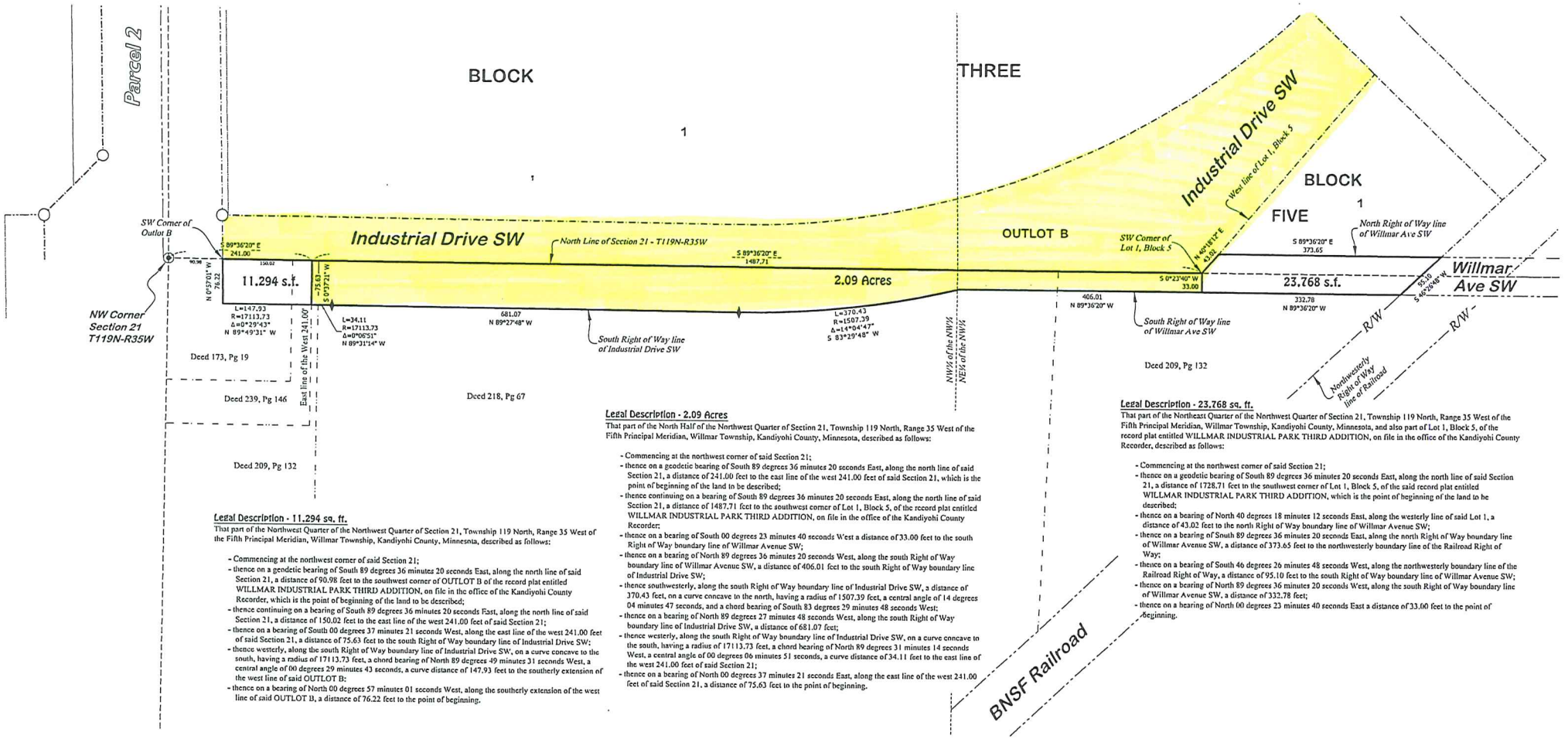

Legal Description - 11,294 sq. ft.

That part of the Northwest Quarter of the Northwest Quarter of Section 21, Township 119 North, Range 35 West of the Fifth Principal Meridian, Willmar Township, Kandiyohi County, Minnesota, described as follows:

- Commencing at the northwest corner of said Section 21;
- thence on a geodetic bearing of South 89 degrees 36 minutes 20 seconds East, along the north line of said Section 21, a distance of 90.98 feet to the southwest corner of OUTLOT B of the record plat entitled WILLMAR INDUSTRIAL PARK THIRD ADDITION, on file in the office of the Kandiyohi County Recorder, which is the point of beginning of the land to be described;
- thence continuing on a bearing of South 89 degrees 36 minutes 20 seconds East, along the north line of said Section 21, a distance of 150.02 feet to the east line of the west 241.00 feet of said Section 21;
- thence on a bearing of South 00 degrees 37 minutes 21 seconds West, along the east line of the west 241.00 feet of said Section 21, a distance of 75.63 feet to the south Right of Way boundary line of Industrial Drive SW;
- thence westerly, along the south Right of Way boundary line of Industrial Drive SW, on a curve concave to the south, having a radius of 17113.73 feet, a chord bearing of North 89 degrees 49 minutes 31 seconds West, a central angle of 00 degrees 29 minutes 43 seconds, a curve distance of 147.93 feet to the southerly extension of the west line of said OUTLOT B;
- thence on a bearing of North 00 degrees 37 minutes 01 seconds West, along the southerly extension of the west line of said OUTLOT B, a distance of 76.22 feet to the point of beginning.

Legal Description - 2.09 Acres

That part of the North Half of the Northwest Quarter of Section 21, Township 119 North, Range 35 West of the Fifth Principal Meridian, Willmar Township, Kandiyohi County, Minnesota, described as follows:

- Commencing at the northwest corner of said Section 21;
- thence on a geodetic bearing of South 89 degrees 36 minutes 20 seconds East, along the north line of said Section 21, a distance of 241.00 feet to the east line of the west 241.00 feet of said Section 21, which is the point of beginning of the land to be described;
- thence continuing on a bearing of South 89 degrees 36 minutes 20 seconds East, along the north line of said Section 21, a distance of 1487.71 feet to the southwest corner of Lot 1, Block 5, of the record plat entitled WILLMAR INDUSTRIAL PARK THIRD ADDITION, on file in the office of the Kandiyohi County Recorder;
- thence on a bearing of South 00 degrees 23 minutes 40 seconds West a distance of 33.00 feet to the south Right of Way boundary line of Willmar Avenue SW;
- thence on a bearing of North 89 degrees 36 minutes 20 seconds West, along the south Right of Way boundary line of Willmar Avenue SW, a distance of 406.01 feet to the south Right of Way boundary line of Industrial Drive SW;
- thence southwesterly, along the south Right of Way boundary line of Industrial Drive SW, a distance of 370.43 feet, on a curve concave to the north, having a radius of 1507.39 feet, a central angle of 14 degrees 04 minutes 47 seconds, and a chord bearing of South 83 degrees 29 minutes 48 seconds West;
- thence on a bearing of North 89 degrees 27 minutes 48 seconds West, along the south Right of Way boundary line of Industrial Drive SW, a distance of 681.07 feet;
- thence westerly, along the south Right of Way boundary line of Industrial Drive SW, on a curve concave to the south, having a radius of 17113.73 feet, a chord bearing of North 89 degrees 31 minutes 14 seconds West, a central angle of 00 degrees 06 minutes 51 seconds, a curve distance of 34.11 feet to the east line of the west 241.00 feet of said Section 21;
- thence on a bearing of North 00 degrees 37 minutes 21 seconds East, along the east line of the west 241.00 feet of said Section 21, a distance of 75.63 feet to the point of beginning.

Legal Description - 23,768 sq. ft.

That part of the Northeast Quarter of the Northwest Quarter of Section 21, Township 119 North, Range 35 West of the Fifth Principal Meridian, Willmar Township, Kandiyohi County, Minnesota, and also part of Lot 1, Block 5, of the record plat entitled WILLMAR INDUSTRIAL PARK THIRD ADDITION, on file in the office of the Kandiyohi County Recorder, described as follows:

- Commencing at the northwest corner of said Section 21;
- thence on a geodetic bearing of South 89 degrees 36 minutes 20 seconds East, along the north line of said Section 21, a distance of 1728.71 feet to the southwest corner of Lot 1, Block 5, of the said record plat entitled WILLMAR INDUSTRIAL PARK THIRD ADDITION, which is the point of beginning of the land to be described;
- thence on a bearing of North 40 degrees 18 minutes 12 seconds East, along the westerly line of said Lot 1, a distance of 43.02 feet to the north Right of Way boundary line of Willmar Avenue SW;
- thence on a bearing of South 89 degrees 36 minutes 20 seconds East, along the north Right of Way boundary line of Willmar Avenue SW, a distance of 373.65 feet to the northwesterly boundary line of the Railroad Right of Way;
- thence on a bearing of South 46 degrees 26 minutes 48 seconds West, along the northwesterly boundary line of the Railroad Right of Way, a distance of 95.10 feet to the south Right of Way boundary line of Willmar Avenue SW;
- thence on a bearing of North 89 degrees 36 minutes 20 seconds West, along the south Right of Way boundary line of Willmar Avenue SW, a distance of 332.78 feet;
- thence on a bearing of North 00 degrees 23 minutes 40 seconds East a distance of 33.00 feet to the point of beginning.

Kandiyohi County and City of Willmar
Economic Development Commission
333 Litchfield Ave. SW, Suite 100, P.O. Box 1783, Willmar, MN 56201 | 320.235.7370 | 866.665.4556 | fax: 320.231.2320 | edc@kandiyohi.com | www.kandiyohi.com

To; City of Willmar Community Development Committee
From: Steve Renquist
Date: January 16, 2014
RE: Jennie-O Turkey Store Expansion

We have the opportunity to facilitate a potential two phase expansion of the Jennie-O Turkey Store, Inc. in Willmar. To enable the corporate growth the city will be asked to consider:

a. Vacation of the portion of former Highway 40 that separated the company facility located at 2505 Willmar Avenue SW from the new Willmar Industrial Park
b. Movement of utilities located in vacated property right-of-way
c. Application of municipal industrial land buy-down program to Phase I land purchase (business subsidy)
d. Utilization of Pay-as-you-go tax increment financing to repay company the cost of utility relocation and other affiliated expenses
e. Purchase Agreement executed with the company determining the cost of land and business subsidy provisions to facilitate Phase II of the project
f. Additional sequence of actions will be determined by City of Willmar and State of Minnesota protocol, ordinance, statute and law.

My description of the impact of the company:

1. 3300 employees within 100 miles (my request to company) Minnesota payroll exceeds $180 million
2. 2000 employees within 30 miles of Willmar
3. Compensation package exceeds City of Willmar Business Subsidy provisions (reviewed in 2013)

4. Extensive employee benefit package
5. In the past two years the company has paid over $18 million in annual bonuses to hourly employees and farm workers that are not reflected
6. There are, presently 150 jobs in Willmar Corporate offices
7. 100 jobs to be moved to Willmar, over half paying over $50,000 per year not including bonuses or benefits (20 of these jobs new to the county)
8. Additional growth anticipated but difficult to predict
9. Corporate purchases are $300 - $400 million in area feed. As well as $250 million more in outside services and supplies