

**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

JAMES OTTERSTEIN  
INITIATED BY



JEFFREY S. KUGLITSCH  
DRAFTED BY

COUNTY BOARD STAFF  
COMMITTEE  
SUBMITTED BY

OCTOBER 30, 2012  
DATE DRAFTED

**AUTHORIZATION TO APPROVE THE GOEX CORPORATION OPTION TO  
PURCHASE 5 ACRES OF THE ROCK COUNTY FARM**

- 1 **WHEREAS**, the County of Rock owns approximately 55 acres of vacant farm land on the south side of
- 2 USH 14 (commonly referenced as Rock County Farm South), in the City of Janesville; and,
- 3
- 4 **WHEREAS**, this land is adjacent to privately held property, which is positioned to have future railroad
- 5 access off of an existing main railroad line; and,
- 6
- 7 **WHEREAS**, the GOEX Corporation is currently land-locked and lacks the ability to access railroad
- 8 service; thereby, restricting the company's ability to expand and add jobs at its current City of Janesville
- 9 location; and,
- 10
- 11 **WHEREAS**, a parcel owned by Rock County containing approximately 5 acres (MOL) in the far eastern
- 12 portion of that part of the Rock County Farm South, adjacent to the 24.4 acres already under the control of
- 13 the company's ownership, is the optimum available land to facilitate this economic development project;
- 14 and,
- 15
- 16 **WHEREAS**, the GOEX Corporation is interested in purchasing the said 5 acre (MOL) parcel to relocate,
- 17 expand and sustain their operations locally; and,
- 18
- 19 **WHEREAS**, this multi-million dollar economic development project is expected to retain 130 existing,
- 20 as well as create up to 70 new jobs.
- 21
- 22 **NOW, THEREFORE, BE IT RESOLVED** by the Rock County Board of Supervisors duly assembled
- 23 this 15th day of November, 2012, that GOEX Corporation is given an option, to be exercised no later than
- 24 December 31, 2013 to purchase 5 acres (MOL) of the Rock County Farm South (more completely
- 25 described on the attached exhibit which is incorporated herein by reference) at a price of \$46,000 per acre
- 26 and such other terms and conditions as shall be agreed upon at time of sale.
- 27
- 28 **BE IT FURTHER RESOLVED** that the County be assured of an easement across the demised
- 29 premises, at no cost to the County, securing access to the future rail spur that will connect back to the
- 30 existing main railroad line.
- 31
- 32 **BE IT FURTHER RESOLVED** that if this transaction is completed within the appropriate timeframes,
- 33 the County will place the purchase price of \$46,000 per acre in the PDR/PACE Program Account.

12-11D-179

RESPECTFULLY SUBMITTED:

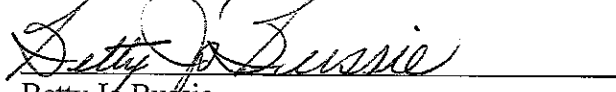
COUNTY BOARD STAFF COMMITTEE


J. Russell Podzilni  
J. Russell Podzilni, Chair

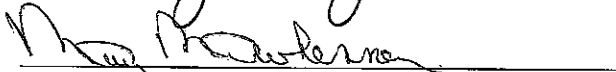
Sandra Kraft  
Sandra Kraft, Vice Chair

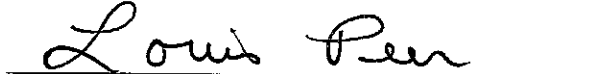
Absent  
Eva Arnold

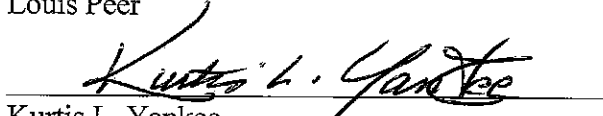
  
Henry Brill

  
Betty Jo Bussie

  
Marilyn Jensen

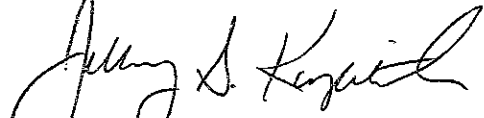
  
Mary Mawhinney

  
Louis Peer

  
Kurtis L. Yankee

LEGAL NOTE:

The County Board is authorized to take this action  
pursuant to sec. 59.52(6)(c), Wis. Stats.

  
Jeffrey S. Kuglitsch  
Corporation Counsel

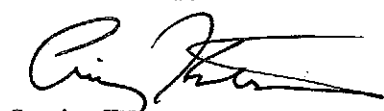
FISCAL NOTE:

This resolution authorizes the sale of 5 acres of the Rock  
County Farm to GOEX Corporation. Proceeds of the  
sale will be assigned for future use by PDR/PACE Program.

  
Sherry Oja  
Finance Director

ADMINISTRATIVE NOTE:

Recommended.

  
Craig Knutson  
County Administrator

**AUTHORIZATION TO APPROVE THE GOEX CORPORATION  
OPTION TO PURCHASE 5 ACRES OF THE ROCK COUNTY  
FARM**

**EXECUTIVE SUMMARY**

GOEX Corporation (hereinafter GOEX) is a privately held, leading manufacturing of quality printable plastic sheet, based in Janesville, WI. Established over 20 years ago, the company operates out of a 75,000 SF production facility and it has a staff of 130 employees. In 1999, the County of Rock entered into an agreement with the City of Janesville to sell GOEX a 24-acre parcel from the property commonly referred to as Rock County Farm South. Due to unforeseen circumstances, that development project did not materialize and the proposed relocation of GOEX from 2532 Foster Avenue to its proposed USH 14 location did not occur.

During the last decade, GOEX has continued to grow its customer base; increase its market share; and expand operations locally. Consequently, GOEX has maximized its present location to the point where it is landlocked. More importantly, economic and supply chain considerations are now requiring GOEX to incorporate rail service into their business model. To meet the demands of existing, as well as prospective, customers GOEX must operate from a more cost-effective, efficient and functional, rail-served real estate location.

Per the Resolution, GOEX is requesting an Option to Purchase a five (5) acre parcel from the Rock County Farm South. This additional acreage is required to meet the future expansion plans of GOEX (beyond its initial relocation and expansion project), as well as accommodate infrastructure right-of-way considerations, local site plan and state building code requirements. This project involves a capital investment estimated between \$12MM and \$15MM dollars; a new 150,000 SF +/-, rail served facility; the retention of 130 jobs; and the creation of up to 70 new jobs. Prent Corporation, which shares ownership and supply chain connections with GOEX, intends to occupy/redevelop the 2532 Foster Avenue property following the GOEX relocation.

The Resolution authorizes the County of Rock to enter into an Option to Purchase with GOEX – to facilitate the aforementioned development project. GOEX will have until December 31, 2013 to execute this Option. Per an October 2012 appraisal commissioned by the County, the property is priced at \$46,000 per acre. Other terms and conditions associated with the sale of this property will be agreed upon and articulated within the future Sale Agreement.