ANGI ENERGY SYSTEMS (ANGI)  

**THE COMPANY**  
Milton-based ANGI Energy Systems (ANGI) produces innovative compression systems and services for the global energy market. The company’s global reach spans 22 countries and to-date, represents the only U.S.-based company principally dedicated to providing complete and full-integrated compressed natural gas (CNG) stations.

**THE ASK**  
After several years of double-digit growth and considering that some gas compression systems are as large as semi-trailers, ANGI required a more efficient real estate solution. Specifically, ANGI needed high-bays with overhead cranes to assemble, maneuver and sequence their assembly processes.

**ROCK COUNTY ANSWERS**  
- Secured 215,000 SF at 305 Delavan Drive
- Janesville Tax Increment Financing Package
- Wisconsin Economic Development Corporation Tax Credit Package
- Ordinance change to approve timely in-and-out bound truck deliveries

**ROCK COUNTY GAIN**  
- Former vacant industrial building now occupied with a long-term tenant
- 115 jobs retained and 25 new positions created
- An immediate investment of new/remodeled R&D space at the project location

**PROJECT STATUS**  
- **Announcement Date:** February 2012  
- **Operations Date:** September 2012

Source: This information was collected from primary and secondary sources deemed reliable. Please note that this information is subject to change without notice.
SHINE MEDICAL TECHNOLOGIES (SHINE) www.shinemed.com

THE COMPANY
Middleton, WI-based SHINE Medical Technologies is developing a new method of producing molybdenum-99 (moly-99), a medical isotope used in more than 30 varieties of diagnostic imaging procedures. More than 50,000 diagnostic nuclear medicine procedures rely on moly-99 each day.

THE ASK
SHINE required a location that provided optimal, Just-in-Time logistical connections; a cooperative local government; and compatible land uses to facilitate the manufacturing and distribution of its nuclear medicine product(s).

ROCK COUNTY ANSWERS

- Center of the Accelerators in Medicine Corridor and close proximity to UW-Madison
- Access to the Southern Wisconsin Regional Airport (KJVL)
- Janesville purchased, annexed and then folded 84-acres into a Tax Increment Financing District
- Janesville Tax Increment Financing and Loan Guarantee Package
- Wisconsin Economic Development Corporation Tax Credit and Loan Guarantee Package
- Emerging partnerships with business, educational and financial institutions

ROCK COUNTY GAIN

- Game changing, technology-orientated business
- $90 million and 150 jobs
- Future ancillary Accelerators in Medicine developments

PROJECT STATUS

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<th>Announcement Date:</th>
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Source: This information was collected from primary and secondary sources deemed reliable. Please note that this information is subject to change without notice.
Established in 2004, NorthStar researches and develops proprietary, medical radioisotope diagnostic and therapeutic applications (such as CatScan, MRI, X-Ray and ultrasound). Their radioisotopes are employed as a therapy for cancer, leukemia, heart disease, Parkinson’s, and a host of other diseases too. Northstar is one of three U.S. firms working to address our molybdenum-99 (moly-99) shortage.

NorthStar required a location that provided redundant power capabilities; Just-in-Time logistical connections; compatible land uses; and a cooperative local unit of government.

• Center of the Accelerators in Medicine Corridor
• Access to the Southern Wisconsin Regional Airport (KJVL)
• Beloit identified and successfully secured a 33-acre site within the Turtle Creek Business Park
• Beloit Tax Increment Financing Package
• Wisconsin Economic Development Corporation Tax Credit Package
• Private equity identified and secured
• Emerging partnerships with business and education

• Game changing, technology-orientated business
• $150 Million investment and 150 jobs
• Future ancillary Accelerators in Medicine developments

Announcement Date: June 2011
Operations Date: December 2014

Source: This information was collected from primary and secondary sources deemed reliable. Please note that this information is subject to change without notice.
MINIATURE PRECISION COMPONENTS, INC. (MPC)

THE COMPANY

Miniature Precision Components, Inc. (MPC) is a privately held, full service supplier of functional thermoplastic assemblies based in South Central Wisconsin. MPC is a major supplier to the automotive, transportation and the heavy equipment industries.

THE ASK

MPC needed to expand its manufacturing and distribution capacities, without compromising supply chain considerations. With other facilities already in Southfield, MI; Nogales, AZ; Santa Ana, Sonora, Mexico; and Tokyo, Japan; MPC required a functional facility within close proximity to the Interstate system and a good source of talent to staff its operations.

ROCK COUNTY ANSWERS

- 325,000 SF of available, turnkey space at 2929 Venture Drive
- Janesville Tax Increment Financing Package
- Wisconsin Economic Development Corporation Tax Credit and Low-Interest Loan Package
- High caliber talent

ROCK COUNTY GAIN

- Former vacant, multi-tenant industrial/warehouse now occupied by a long-term tenant
- 90+ jobs expected by 2014
- A $2.3 million investment at the project location

PROJECT STATUS

Announcement Date: March 2012
Operations Date: March 2014

Source: This information was collected from primary and secondary sources deemed reliable. Please note that this information is subject to change without notice.
THE COMPANY

Originally established by an IL-based entrepreneur and now owned by Ebates, FatWallet is an online-based coupon and discount retailer. Millions of shoppers use FatWallet as a resource to compare, share and find thousands of the latest deals.

THE ASK

After Illinois signed the Internet Tax into law, FatWallet was forced to find a new home – or lose up to 40% of its revenue stream due to state taxes. The company required an immediate turnkey office located within a central business district with access to 24/7 amenities, as well as a community that matched the company’s corporate culture.

ROCK COUNTY ANSWERS

- 23,000 SF of turnkey, office space available in central business district just north of the WI/IL border
- Accommodating landlord with favorable lease rates and an aggressive, can-do community
- Favorable business climate, with emphasis on a friendly Internet tax environment

ROCK COUNTY GAIN

- Former vacant corporate headquarters building now occupied by a recognized technology firm
- An engaged and civic-oriented employer with over 50+ employees in the central business district
- A visible example of the power of friendly versus non-friendly business climates
- FatWallet’s new owner – Ebates – recently agreed to extend the company’s lease

PROJECT STATUS

- Announcement Date: March 2011
- Operations Date: May 2011

Source: This information was collected from primary and secondary sources deemed reliable. Please note that this information is subject to change without notice.
San Francisco-based Diamond Foods, which owns Kettle Brand potato chips, has five premium product lines that range from popcorn to culinary nuts. Founded in 1912, Diamond has approximately 1,700 employees. The company purchased the Kettle Brand from a London-based private equity firm, who originally acquired it from Kettle Foods. Kettle Foods expanded into the Midwest in 2006 by establishing a production plant in Rock County, WI.

To leverage supply chain considerations, as well as to capitalize upon emerging market share opportunities, Diamond Foods needed to increase as well as diversify its Kettle Brand chip production. Choices included expanding onsite at its current Rock County location or securing an out of state option.

- Ample onsite growth opportunities at the company’s existing production facility
- An efficient transportation network to facilitate raw material and finished goods deliveries
- Food-Grade 3PL
- Accelerated development and permitting processes
- Beloit Tax Increment Financing Package
- State of Wisconsin Tax Credit Package

- A 90,000 SF addition to the company’s existing Gold-LEED Certified facility, valued at $38 Million
- A 110,000 SF 3PL warehouse addition, valued at $4.9 Million
- 100+ jobs

Announcement Date: November 2010
Operations Date: June 2012

Source: This information was collected from primary and secondary sources deemed reliable. Please note that this information is subject to change without notice.
THE COMPANY

John Deere, headquartered in Moline, IL, produces a range of equipment / machinery with agricultural, construction, forestry, lawn care and recreational applications. The company's Horicon, WI facility, which has been operational for over 100 years, produces lawn care equipment and utility vehicles that have been distributed out of their Rock County Central Consolidated Distribution Center (CCDC) since 2002.

THE ASK

With their existing Rock County 500,000 SF facility at capacity, John Deere's 3PL (Landair) required a larger footprint. Since their needs fluctuate each quarter, a location capable of accommodating flex-space needs ranging from 50,000 SF up to 300,000 SF provided an optimal fit. In addition to meeting this SF requirement, this space also needed to provide a secure 24/7 environment and possess close proximity to the Interstate.

ROCK COUNTY ANSWERS

- Immediately available, secure, turnkey and high-cube distribution space at 2929 Venture Drive
- Excellent transportation, logistical connections and close proximity to supply chain inputs
- Flex-space across the street from John Deere's existing CCDC

ROCK COUNTY GAIN

- Continued growth and investment within the County’s Logistics Industry
- 237,500 SF of vacant space leased by a creditworthy, recognized end user

PROJECT STATUS

Announcement Date: October 2011
Operations Date: January 2012

Source: This information was collected from primary and secondary sources deemed reliable. Please note that this information is subject to change without notice.
THE COMPANY

Kerry Ingredients & Flavours, a division of Kerry Group Plc, is a leading global supplier of ingredients, flavors and integrated solutions worldwide for the food and beverage industry. Kerry provides customized production applications for food and beverage manufacturers and foodservice providers across a wide range of end-use markets. The company’s North American headquarters is located in Rock County, WI.

THE ASK

To leverage Kerry’s expertise within the growing bioscience/pharmaceuticals, consumer nutrition and flavor technologies, the company needed to expand its R&D and administrative support functions. Choices included expanding onsite at its Corporate Campus or selecting an out of state option.

ROCK COUNTY ANSWERS

• Ample onsite growth opportunities at the Corporate Campus
• Accelerated local/state building permits and review processes
• Beloit Tax Increment Financing Package
• Wisconsin Economic Development Corporation Low-Interest Loan Package

ROCK COUNTY GAIN

• Continued growth at Kerry’s Silver-LEED Certified Corporate Campus
• $8 Million investment
• 47 jobs

PROJECT STATUS

Announcement Date: August 2011
Operations Date: August 2012
THE DE LONG COMPANY (DE LONG)  www.delongcompany.com

THE COMPANY
Headquartered in Rock County, this sixth generation, family-owned business — with annual sales that exceed $900 Million and 15 locations throughout the Midwest — operates five divisions: agronomy, grain, seed, wholesale distribution and transportation. In addition to their food-grade grains, the company also provides and distributes feed and pet products to dealers in WI, IL and IN. DeLong is a major supplier of food grains to the domestic and international markets.

THE ASK
To enhance the company's grain handling/storage and processing capacities, as well as to leverage supply chain connections, DeLong required about 60-acres. Access to transportation resources, compatible land use and close proximity to the company's headquarters were critical decision-making factors.

ROCK COUNTY ANSWERS
• Ample growth opportunities within the Clinton Industrial Park
• Accelerated local/state building permits and review processes
• Clinton Tax Increment Financing Package

ROCK COUNTY GAIN
• Continued growth and investment within the County's Value-Added Agriculture Industry
• The sale of approximately 60 acres of industrial land to an expanding, local business
• A new, 24/7 operation to accommodate just-in-time harvest and market conditions

PROJECT STATUS
Announcement Date: March 2012
Operations Date: May 2014

Source: This information was collected from primary and secondary sources deemed reliable. Please note that this information is subject to change without notice.
THE COMPANY

Penn Color is a leading global manufacturer of color and additive concentrates that primarily serves the plastics industry. With over 500 employees and eight locations worldwide, Penn Color also produces colorants for printing inks, industrial coatings and cosmetics. The company is privately held and headquartered on the East Coast.

THE ASK

To leverage supply chain considerations, as well as to capitalize upon emerging market share opportunities, Penn Color required a rail-served facility located within the Midwest. After an extended property search, the company decided that a greenfield build-to-suit option provided the best match. Transportation connectivity, compatible land use, access to a workforce that possessed plastics industry skill sets and a business friendly environment were critical decision-making factors.

ROCK COUNTY ANSWERS

- Rail-served property with excellent Interstate type access, functionality and visibility
- Accelerated development and permitting processes, including local A&E and construction services
- A welcoming, pro-business environment
- Milton Tax Increment Financing Package

ROCK COUNTY GAIN

- Growth and enhanced supply chain connectivity within the County's Plastics Industry
- New business relationships with local A&E and construction service providers
- A new 50,000 footprint within the Milton Crossroads Business Park
- A new customer for the Wisconsin & Southern Railroad Co.

PROJECT STATUS

Announcement Date: February 2010
Operations Date: April 2011

Source: This information was collected from primary and secondary sources deemed reliable. Please note that this information is subject to change without notice.
GOEX CORPORATION

THE CORPORATION

GOEX is a leading manufacturer of extruded plastic sheet products that supplies various packaging and printing markets, ranging from medical to retail. Established in 1989, GOEX is recognized for its proprietary resin blends and environmental business practices. The company, which is privately held and headquartered in Janesville (WI), has approximately 130 employees.

THE ASK

To leverage supply chain considerations and related production capacities, as well as to capitalize upon emerging market share opportunities, GOEX required a rail-served property. While this initial ask began in 1999 and involved unprecedented City / County cooperation, several factors prevented the project from moving forward. A decade later, this positioning created an accelerated pathway for the advancement of this relocation and expansion project.

ROCK COUNTY ANSWERS

- Rail-served property with excellent highway functionality, safety and visibility
- Accelerated development and permitting processes
- A welcoming, multi-jurisdictional pro-business environment
- Janesville Tax Increment Financing Package
- State of Wisconsin Infrastructure & Tax Credit Package

ROCK COUNTY GAIN

- The retention and expansion of locally owned / operated company with a commitment to add new jobs
- Growth and enhanced supply chain connectivity within the County's Plastics Industry
- A new 161,857 (expandable) facility and the immediate reuse of the former GOEX property
- *A new customer for the Union Pacific Railroad

PROJECT STATUS

Announcement Date: March 2013
Operations Date: August 2014

Source: This information was collected from primary and secondary sources deemed reliable. Please note that this information is subject to change without notice.
THE CORPORATION

Seneca Foods is the world’s largest producer of canned vegetables and the leading processor of fruits in the U.S. As a publicly traded company with a large national footprint, Seneca’s products are sold under various, well-established private labels and international markets. The company has been in Janesville since 1982 and it contracts with regional growers to process corn, carrots, peas, potatoes and mixed vegetables. The Janesville Seneca footprint is 1.1 Million SF and the company’s staffing levels annually average 700 (including full-time and seasonal employment). Statewide, Seneca’s staffing levels total approximately 1,500.

THE ASK

To respond to shifting consumer trends, as well as market share considerations, Seneca developed and launched an alternative packaging line. To date, the Modesto, CA and the Janesville plants are the only Seneca processing facilities within the U.S. (initially) designated to receive these new packaging lines. Once operational, these lines will significantly increase the company’s year round production and packaging capabilities / capacities – particularly at its Janesville campus.

ROCK COUNTY ANSWERS

- Anaerobic pretreatment facility
- Accelerated development and permitting processes
- A welcoming, multi-jurisdictional pro-business environment
- Janesville Tax Increment Financing Package
- Alliant Energy Discounted Electric Rate Package
- State of Wisconsin Financing & Tax Credit Package

ROCK COUNTY GAIN

- The retention and expansion of one of the County’s largest employers, with a commitment to add jobs
- Growth within the County’s Food Processing & Technology Industry
- An 80,000 SF expansion at the Janesville campus, which remains Seneca’s second largest facility

PROJECT STATUS

Announcement Date: June 2013
Operations Date: May 2014

Source: This information was collected from primary and secondary sources deemed reliable. Please note that this information is subject to change without notice.
Established in 1959, Universal Acoustic & Emission Technologies is a global designer and manufacturer of acoustic and emissions products for the power generation, oil and gas, industrial and original equipment markets. With particular expertise in diesel engine and gas turbine applications, Universal also specializes in providing customized solutions for each project, based on a client’s unique application and design requirements. In addition to these services, the company offers standard lines of products for blowers, engines, fans, compressors and other industrial products requiring silencing or air filtration. Although headquartered in South Central WI, Universal’s Rock County manufacturing footprint has been rapidly increasing during recent years. Currently, the company leases 106,000 SF of recently renovated production and office space.

Following the successful introduction of a new production platform and other strategic initiatives, Universal required a more functional and cost-effective real estate solution. High-bay crane space, complemented by an enriched R&D environment and compatible landlord / tenant arrangement with a strong supply of skilled production personnel, and a logistical friendly environment where the top site selection factors driving Universal’s decision making processes.

- Superior, functional and affordable heavy manufacturing space with R&D opportunities
- Accommodating, culturally compatible landlord with strong community and industry affiliations
- A documented supply of production oriented employees, with industry specific support services
- A welcoming, multi-jurisdictional, pro-business environment with deep manufacturing traditions
- State of Wisconsin Incentive Package

- Continued build-out, occupancy and growth at a signature redevelopment site
- Exponential employment opportunities within the near future
- Growth and diversity within the County’s Advanced Manufacturing Sector

Announcement Date: August 2013
Operations Date: March 2014

Source: This information was collected from primary and secondary sources deemed reliable. Please note that this information is subject to change without notice.
Established in 1999, United Alloy, Inc. (UAI) is an integrated engineering and manufacturing company that supplies the North American OEM power generation markets with custom designed / engineered and manufactured diesel tanks, generator frames, heavy metal fabrications and weldments. In addition to its ISO 9001:2008 and Women Owned Business certifications, UAI is also UL142 and UN31A certified. Headquartered in Janesville, the company has expanded its local footprint four times – with the most recent representing an 112,500 SF addition.

In response to emerging market share, as well as specific customer demands, UAI required a larger and retooled footprint. With attractive options to expand elsewhere, UAI balanced the needs of its customer and supplier base against long-term operational efficiencies gained by expanding its existing Janesville footprint.

- Additional, adjacent land to facilitate an efficient and orderly expansion opportunity
- A documented supply of production oriented employees, with industry specific support services
- A welcoming, multi-jurisdictional, pro-business environment with deep manufacturing traditions
- City of Janesville Tax Increment Financing Package
- *State of Wisconsin Incentive Package

- The retention and expansion of a locally owned / operated company with a commitment to add jobs
- A new 112,500 SF production and warehouse addition
- Growth and diversity within the County’s Advanced Manufacturing Sector

**PROJECT STATUS**

**Announcement Date:** November 2013

**Operations Date:** August 2014

Source: This information was collected from primary and secondary sources deemed reliable. Please note that this information is subject to change without notice.
Established by an IL-based entrepreneur with Wisconsin roots, AccuLynx is the leading cloud-based business management software for specialty trade contractors. It provides a nationally recognized operational platform that is efficient, as well as effective. Key components of this platform include the following tools: business analytics, customer relationship management (CRM), financial tracking, lead generation, project management, production, scheduling, etc.

In response to strong marketplace demands, AccuLynx was rapidly stressing its operational, real estate and workplace capacities. Compounding matters were business climate concerns, particularly pending as well as future impacts on the company’s bottom line. Moreover, AccuLynx required a turnkey office solution and a community environment that complemented the company’s culture.

- 12,000 SF of turnkey and expandable office space within a vibrant, central business district
- Accommodating and culturally compatible landlord
- A welcoming, multi-jurisdictional, pro-business environment with a growing technology sector
- State of Wisconsin Incentive Package

- Continued build-out, occupancy and growth at a signature redevelopment site
- Exponential employment opportunities within the near future
- Growth and diversity within the County’s Technology Sector

Announcement Date: March 2014
Operations Date: March 2014 (with additional future expansions planned)

Source: This information was collected from primary and secondary sources deemed reliable. Please note that this information is subject to change without notice.