

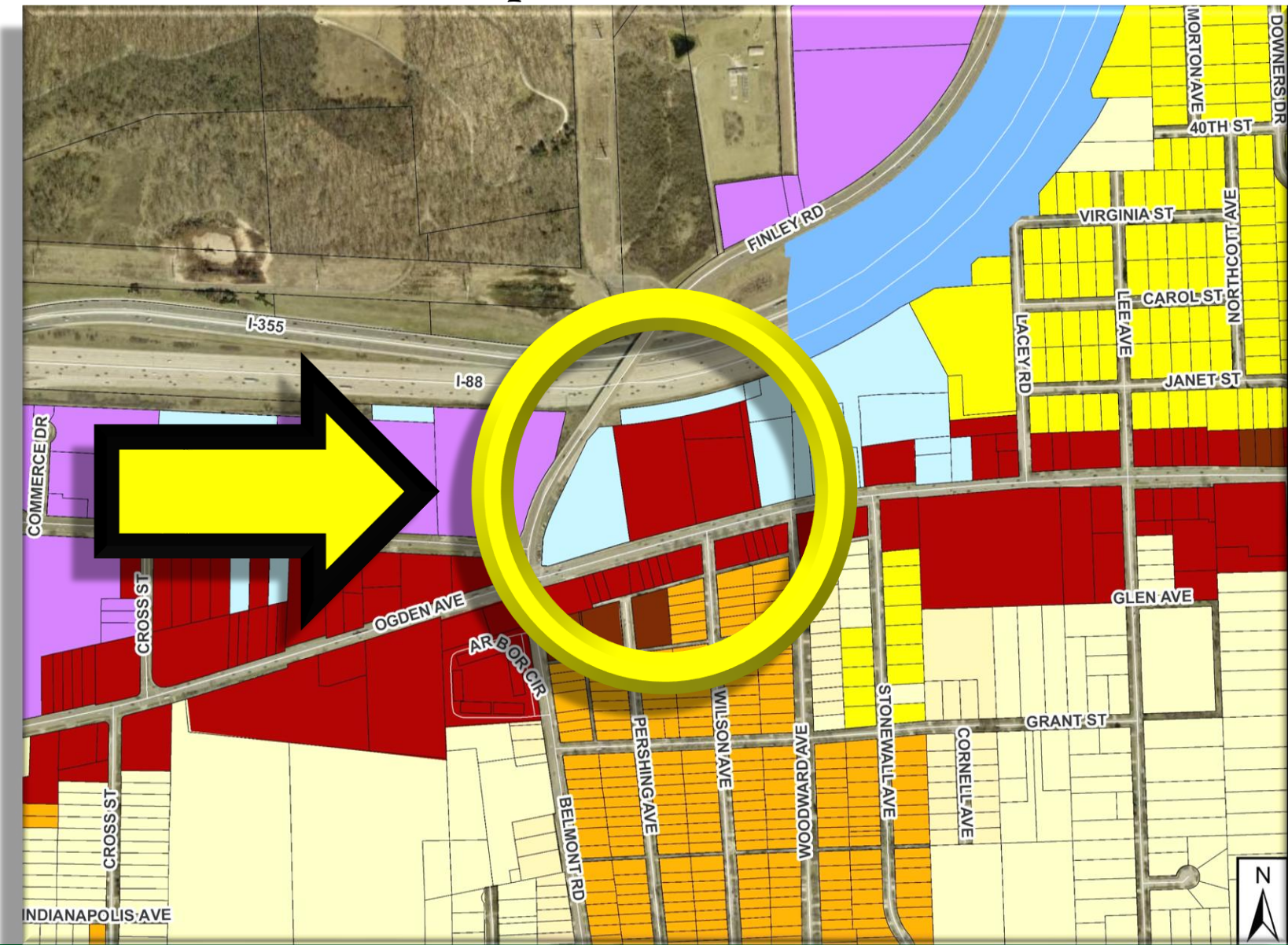
Special Use and Sales Tax Rebate Agreement

2100 Ogden Avenue

September 15, 2026



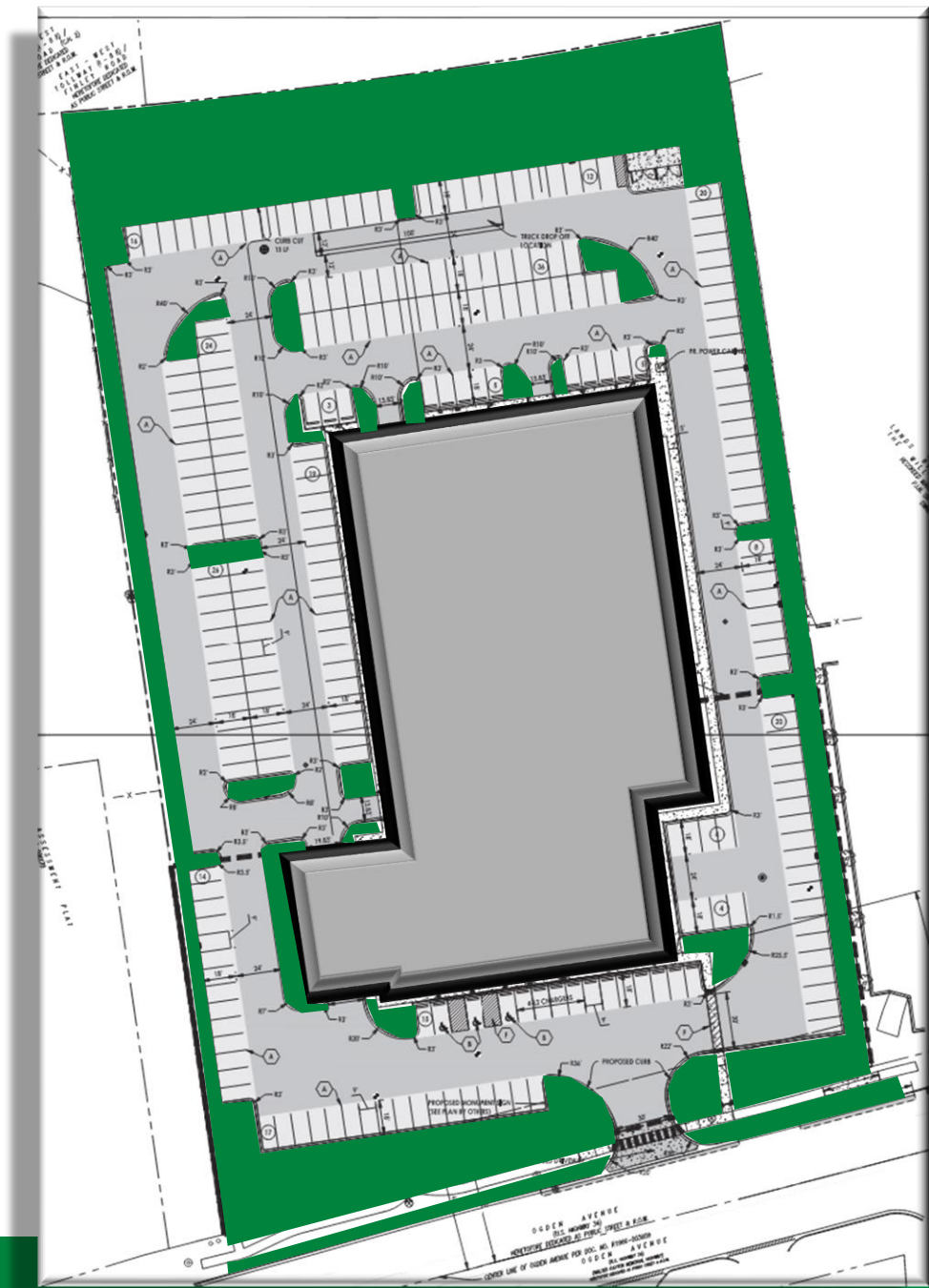
2100 Ogden Avenue – Location Map



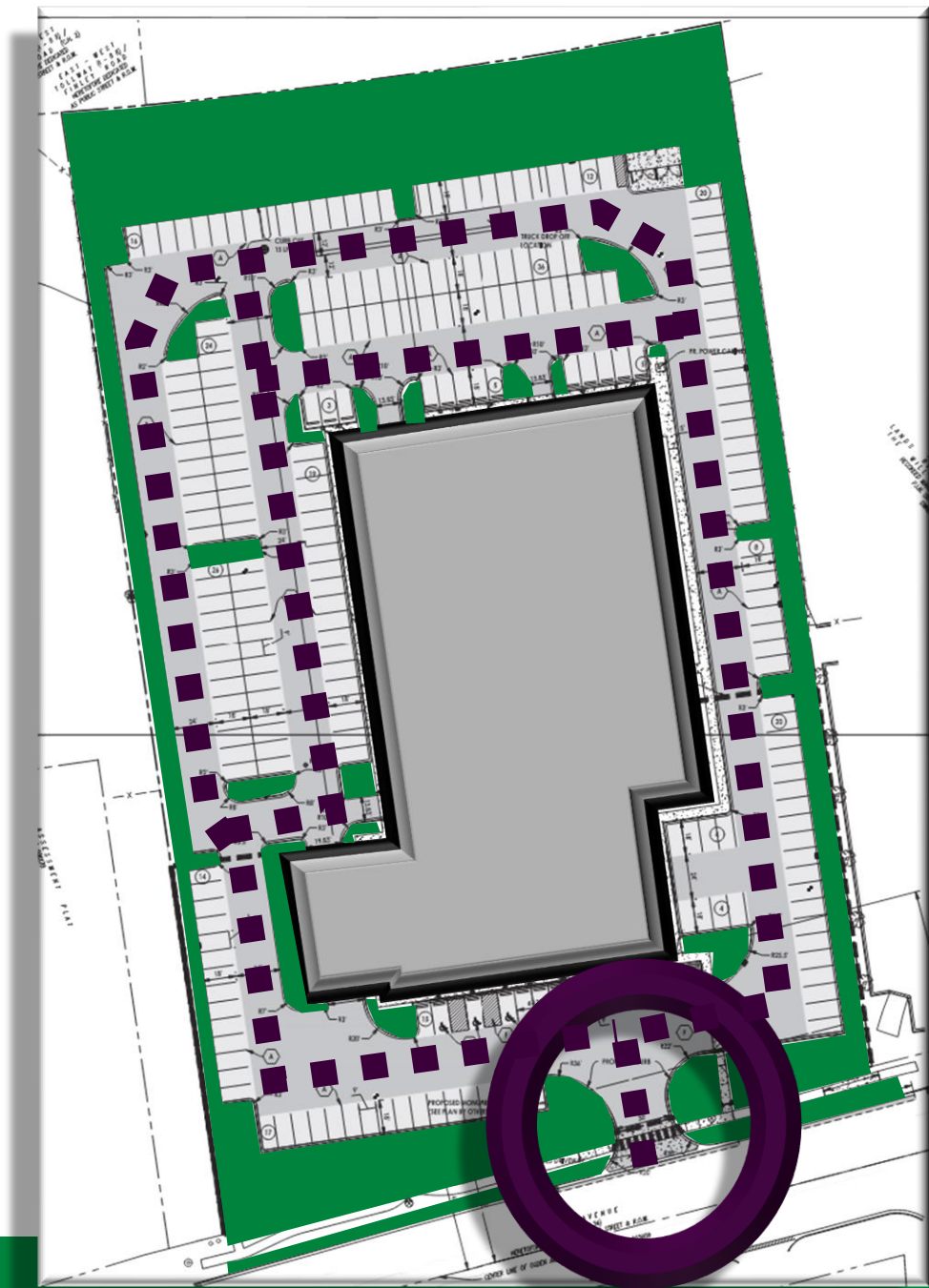
2100 Ogden Avenue – Site Map



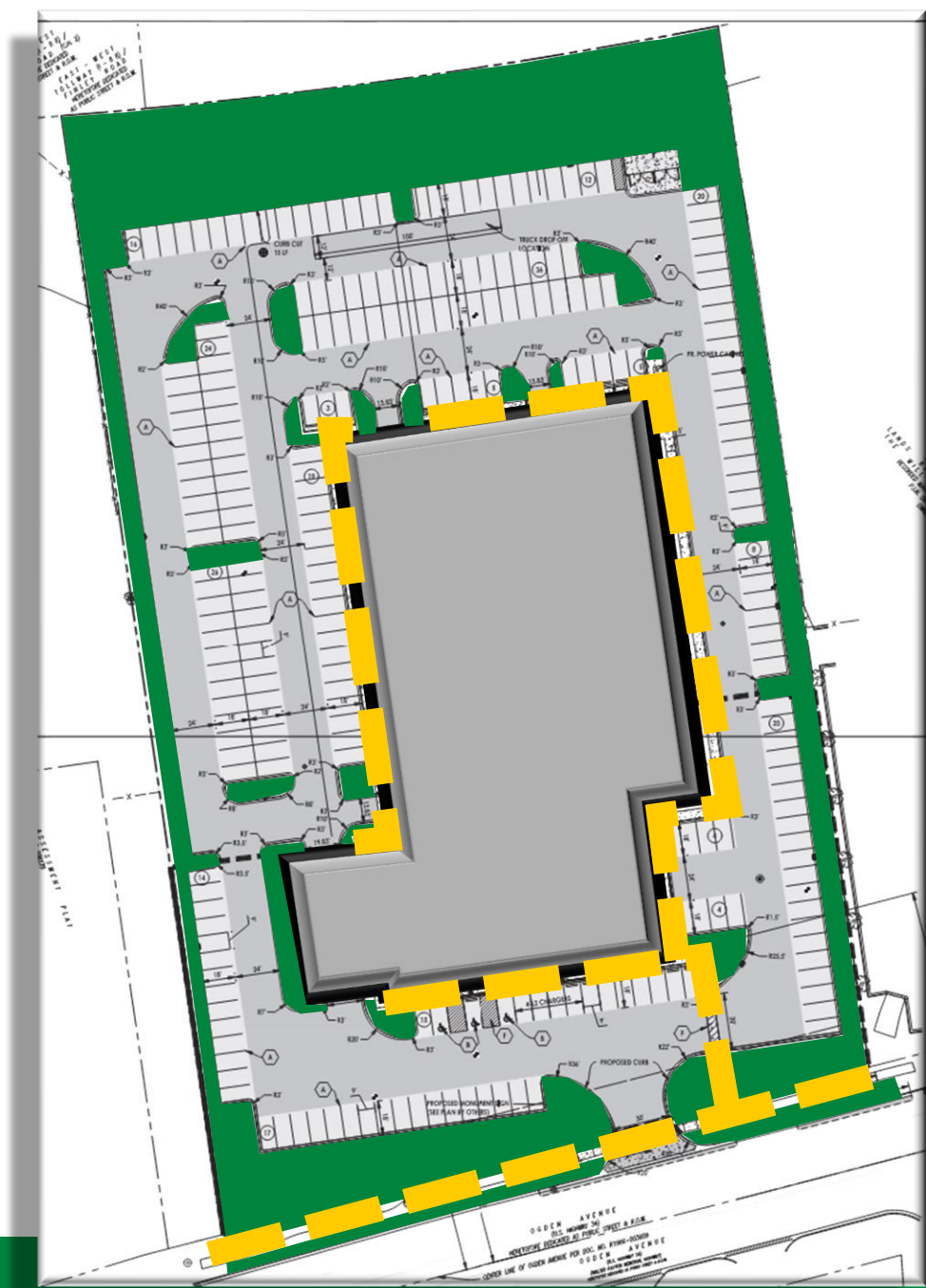
2100 Ogden Avenue – Development Plan



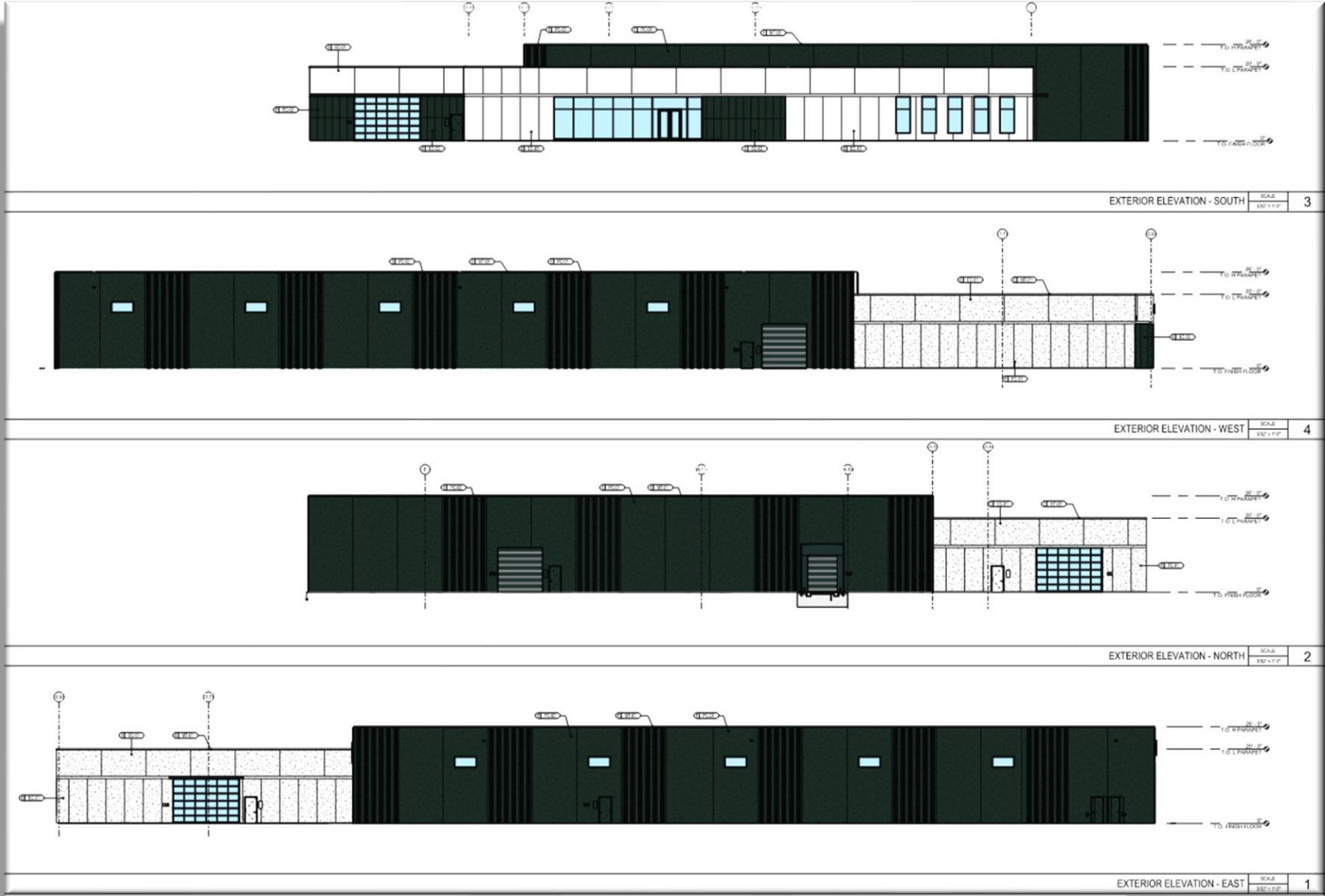
2100 Ogden Avenue – Vehicular Access



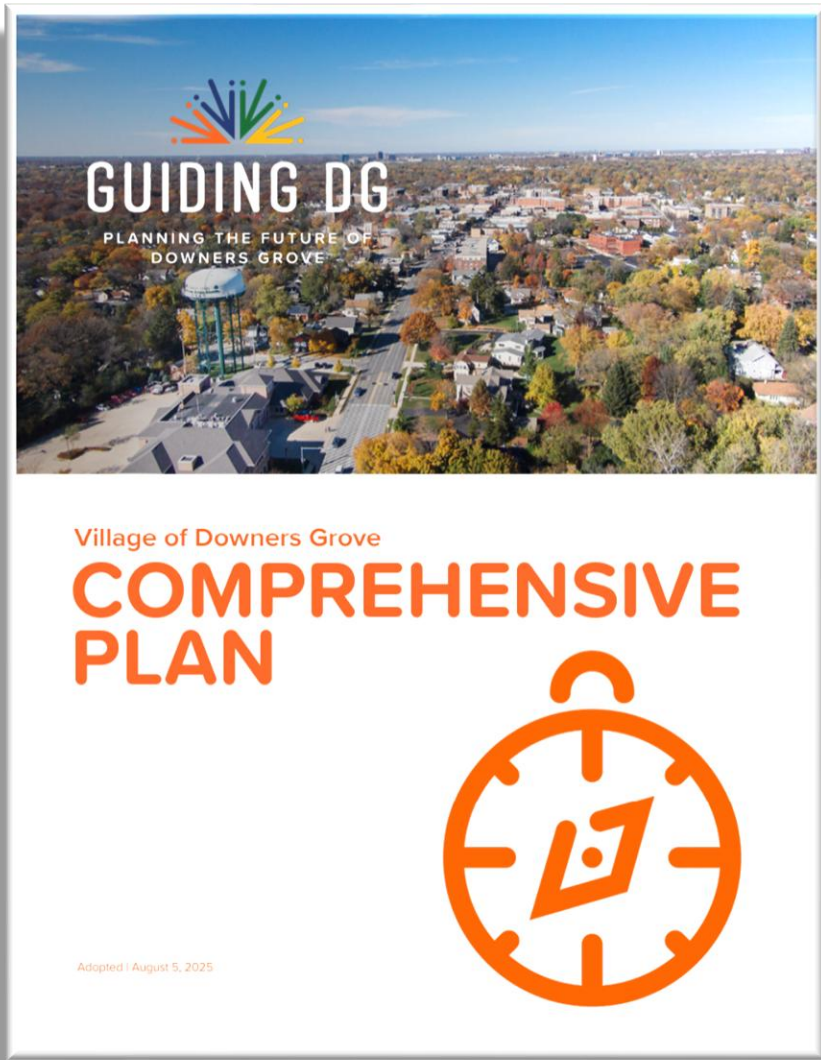
2100 Ogden Avenue – Pedestrian Access



2100 Ogden Avenue – Building Elevations



2100 Ogden Avenue – Compliance with the Comprehensive Plan



- Corridor Commercial
- Blend of commercial retail, office, automobile dealerships
- Uses with a regional draw
- Benefit from visibility and access without significantly contributing to corridor traffic
- Continue to maintain and invest in stable commercial and employment centers

2100 Ogden Avenue - Standards of Approval

Chapter 28

Zoning Ordinance

- Zoning Map Amendment Standards
 - Section 28.12.030(i)

2100 Ogden Avenue – Sales Tax Rebate Agreement

- Rivian Obligations
 - Redevelop property in accordance with site plan
 - Operate for 15 years
 - Failure to operate provisions
 - Operate facility in accordance with rules and regulations
 - Indemnify the Village from legal or administrative proceedings against the Village
- Village Obligations
 - Rebate 50% of the annual sales tax revenue generated by the facility for ten (10) years
 - Withhold 25% of each annual rebate payment

