

RESOLUTION NO. 2026-037-R

**AUTHORIZING AN ANNEXATION AGREEMENT
WITH CLIFT HOME PLACE, LLC**

BE IT HEREBY RESOLVED by the City Council of the City of Madison, Alabama, as follows:

Section 1. Findings of Fact

The City Council (the “Council”) of the City of Madison, Alabama (the “City”), upon evidence duly presented to and considered by it, does hereby find, determine, and declare that:

(a) Clift Home Place, LLC, (“Developer”) has presented a proposal to the City for the annexation of approximately 24.56 acres of land currently containing a Costco wholesale retail store and gas station located at 8094 Highway 72 West, Madison, Alabama 35758 (the “Property”).

(b) It is in the interest of the City that the City annex the Property into the City in order to provide increased property tax, liquor tax, gas tax, sales tax (equal to 0.5% of taxable sales), and business license fee revenue for the City, increased employment opportunities within the City, and off-site road improvements.

(c) In order to annex the Property into the City, it is necessary and appropriate for the City to enter into an Annexation Agreement with Clift Home Place, LLC, a form of which has been submitted to the Council (the “Agreement”). The Agreement provides for an incentive payment to Clift Home Place, LLC, in the form of an assignment of a portion of sales tax revenue generated on the Property for a period of forty (40) years. The portion of sales tax revenue to be assigned equals 3% of taxable sales occurring on the Property for such period, which will be payable solely from the City’s sales and use taxes collected from the business operating on the Property. Clift Home Place, LLC, its successors and assigns, will be the beneficiary of the development incentive payments.

(d) Pursuant to Section 94.01 of the Constitution of Alabama of 2022 (formerly codified as Amendment No. 772 of the Constitution of Alabama of 1901, as amended) (“Section 94.01”) the City is authorized to grant public funds and things of value for the purpose of promoting the economic development of the City. Annexation of the Property pursuant to the Agreement will promote the economic development of the City, and the expenditure of public funds as contemplated in the Agreement will serve a valid and sufficient public purpose notwithstanding any benefit accruing to Clift Home Place, LLC, Breland Companies, Louis Breland, or Costco Wholesale Corporation.

Section 2. Authorization of Annexation Agreement

The execution and delivery of, and the performance by the City under, the Agreement are hereby authorized and approved. The Mayor is authorized and directed to execute and deliver the Agreement on behalf of the City, said Agreement to be in substantially the form presented to the Council this date and identified as “Annexation Agreement,” and the City Clerk-Treasurer is hereby authorized to appropriately attest the same.

Section 3. Further Actions

The Mayor and City Clerk-Treasurer are hereby authorized and directed to execute, seal, attest, and deliver such other agreements, undertakings, documents, and certificates incidental or related to the Agreement and the actions contemplated within it, and to take such other actions as shall be necessary and appropriate to carry out the transactions that this Resolution contemplates.

READ, PASSED, AND ADOPTED at a regularly scheduled meeting of the City Council of the City of Madison, Alabama, on this 12th day of January, 2026.

Maura Wroblewski, Council President
City of Madison, Alabama

ATTEST:

Lisa D. Thomas, City Clerk-Treasurer
City of Madison, Alabama

APPROVED this _____ day of January 2026.

Ranae Bartlett, Mayor
City of Madison, Alabama