

## **SAUK CENTRE CITY COUNCIL/EDA JOINT SPECIAL MEETING**

**FRIDAY, NOVEMBER 30, 2007 – 12:00 P.M.**

### **1. CALL TO ORDER/ ROLL CALL/ PLEDGE OF ALLEGIANCE**

The Sauk Centre City Council and Economic Development Authority met in a Special Meeting on Friday, November 30, 2007 at 11:57 a.m. at the City Hall Council Upper Level Conference Room pursuant to due notice being given thereof. Present were Mayor Brad Kirckof, Council Members Al Coenen, David Thomas, Keith Johnson and Warren Stone, EDA Members Steve Donnay, Robert Douvier and Terry Schreiner. Also present were City Administrator/Clerk Vicki Willer, SCPUC Superintendent Marty Sunderman, Dennis Rykken of the SCPUC and Administrative Assistant Nicki Vogt. Mayor Kirckof presided thereat.

### **2. ROUND TABLE DISCUSSION**

The purpose of this meeting was for all present to identify what they would like to see happen economically short and long term in the City and what the City and/or EDA can or should do to reach these goals.

City Administrator Vicki Willer questioned those present the following:

- What direction should the City of Sauk Centre go with expansion?
- What can the City of Sauk Centre do economically?
- What is the feeling towards Tax Increment Financing (TIF)?
- Does the City of Sauk Centre want to be proactive or reactive in regards to economic development?

Mayor Kirckof stated that business is important to Sauk Centre. He then stated that the Council has been conservative due to the high tax rate and asked those present to keep that in mind during the discussion as the City has a fiscal responsibility to the existing taxpayers. He stated he is reluctant to use TIF for housing developments. There is a lot of property in Sauk Centre available for expansion including property along Highway 71, Industrial Park and there is the possibility for annexation to the South. He questioned those present what the City has to offer. He then stated that he feels there are good businesses in town and that it is a good idea to work with them if they need to grow.

Council Member Thomas felt that the City did not need to encourage more housing and the he would be willing to look at TIF for businesses. His priority is to get more businesses/jobs in town.

Council Member Stone stated that if the City was to do TIF, they need to take a good look at the project to see what it will do for the City in the long run.

Donnay stated that some Cities use developer incentives such as tax abatement as free land is appetizing to developers.

It was noted that developers can qualify for free land and JOBZ.

Rykken stated that the SCPUC is an enterprise operation appointed by the Council. The SCPUC has their infrastructure in place and that they are ready for development in regards to sewer; however there are some limits when it comes to water. They are currently looking at ways to remedy the electrical

Sunderman noted that they could currently handle 400,000 gallons of water a day

Donnay mentioned the possibility of purchasing some land outside of town for future development and Mayor Kirckof responded stating that the City can work as a go between to direct prospective developers; however, it is tough to sit on land in hopes of someone purchasing it.

Douvier stated that he would like to see the EDA be more partial to businesses; however, if a blighted area is redeveloped as housing he is in favor. He also stated that he would not like to bring businesses in that overshadow existing businesses. He suggested being selective with prospective new businesses and find reasons to support their development in Sauk Centre (Ex: benefits to Sauk Centre, make Sauk Centre more attractive, etc.)

Council Member Johnson stated that Sauk Centre currently has a healthy business atmosphere; however, he does feel that the City could use another large employer. He is also in favor of businesses rather than more residential.

Council Member Coenen stated that the City should promote the houses that are currently for sale which will bring people to town.

Schreiner stated that the City should be careful as to who comes to the City and what they will do for us. It is good to diversify. He also stated it is good to promote Sauk Centre and what we have to offer which should get more taxpayers into the community.

Donnay stated that it is a good idea to sell the community and be proud of it. He also requested that people respond positively to negative comments. In regards to the EDA staffing issue he suggested that the City may want to hire a consultant to work on large scale projects, if needed.

Council Member Coenen stated that he is in favor of future development but he didn't want the City to lose sight of the small businesses in town.

Mayor Kirckof suggested that the City should continue applying for grants.

It was suggested for staff to research why certain businesses chose other towns over Sauk Centre.

Rykken noted that Sauk Centre is attractive to Senior Citizens.

It was noted that the City should take care of the people that are already here.

Mayor Kirckof thanked everyone for coming.

**7. ADJOURNMENT**

With no further business to come before the Council and EDA, Mayor Kirckof adjourned the meeting at 1:16 p.m.

Respectfully Submitted,

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Mayor Brad A Kirckof

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City Administrator/Clerk Vicki M. Willer