

**SAUK CENTRE CITY COUNCIL  
SPECIAL MEETING  
MONDAY, DECEMBER 28, 2009**

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

The Sauk Centre City Council met in a Special Meeting on Monday, December 28, 2009 at 11:00 a.m. in the City Hall Council Chambers pursuant to due notice being given thereof. Present were Mayor Brad Kirckof, Council Members David Thomas, Keith Johnson and Al Coenen. Also present were City Administrator Vicki Willer, City Planner Sarah Morton and Administrative Assistant Nicki Vogt. Mayor Kirckof presided thereat. Council Member Stone was absent.

**2. APPROVAL OF AGENDA**

A motion was made by Council Member Johnson and was seconded by Council Member Thomas to approve the agenda as presented. A vote being recorded as follows: For: Council Members Johnson, Thomas, Coenen and Mayor Kirckof. Against: None. Absent: Council Member Stone. The motion passed.

**3. PUBLIC HEARING**

**Property Tax Abatement for Certain Property in the City of Sauk Centre**

- a. Mayor Kirckof opened the Public Hearing and read the Public Hearing procedure.

At a Special Meeting on December 11, 2009 the Council approved Resolution No. 20009-79, A Resolution Calling for a Public Hearing on Granting Property Tax Abatement to 8310 Commerce Drive, LLC.

The Developer of the property and owner of the business known as 8310 Commerce Drive, LLC is Mark McDonald. The proposal is for the Developer to purchase the property and enter into a lease arrangement with Dunham Express along with a second potential lessee.

The request is for the abatement of the City share of the property taxes attributable to the building for 15 years.

The application states that the proposal will generate 10 full time jobs with a minimum annual wage of \$35,000. Northland Strategies offered three different projections based on the percent of abatement offered (80%, 90%, 100%) which was presented to the Council.

The Parcel is located in a TIF district. Once the parcel is removed from the TIF district, all taxes will be distributed to each taxing authority with general taxes. The City will levy an estimated amount of the abatement each year for distribution to the Developer two times a year. The City can elect to abate any percentage of the taxes for up to 15 years or up to 20 years if the county and School District decline to use abatement. In the

case of this applicant, the time frame restricted us from approaching the school and County; therefore, the application is for 15 years.

Developer/Owner Mark McDonald was present and stated that Dunham Express is a regional delivery service that has been in business for 55 years and is operating out of 11 cities. He noted that they are essentially a smaller version of UPS delivering more delicate, sensitive packages like pharmaceuticals, etc. They have 3 full time employees and 7 independent contractors which meets the requirement of 10 full time equivalent jobs.

Mayor Kirckof called for additional persons to speak in favor or opposition. None spoke.

Mayor Kirckof closed the Public Hearing at 11:17 a.m.

### **3. ACTION ITEM**

a. See 3a above.

Council Member Thomas introduced Resolution No. 2009-854, Resolution Approving Property Tax Abatement for Certain Property in the City of Sauk Centre, with the requirement of adding 10 full time equivalent jobs at 90% abatement and adding wording to remove the parcel from the existing TIF district. The motion was seconded by Council Member Johnson. A vote being recorded as follows: For: Council Members Thomas, Johnson and Mayor Kirckof. Against: Council Member Coenen. Absent: Council Member Stone. The motion passed.

### **4. ADJOURNMENT**

A motion was made by Council Member Johnson and was seconded by Council Member Thomas to adjourn the meeting. A vote being recorded as follows: For: Council Members Johnson, Thomas, Coenen and Mayor Kirckof. Against: None. Absent: Council Member Stone. The motion passed.

With no further business to come before the Council, Mayor Kirckof adjourned the meeting at 11:30 a.m.

Respectfully submitted,

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Mayor Brad A. Kirckof

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City Administrator Vicki M. Willer