

Present: Mayor - Larry Franzen
Council members Jeff Kennedy
Jim Aden
Roger Dudley
Jeff Whiting
City Administrator Bruce Clymer
City Clerk Connie L. Dalrymple
City Attorney Mike Bacon
Police Chief Randy Olson

Mayor Franzen opened the meeting and public hearing at 6:13 p.m. upon arrival of a quorum of members. The purpose of the hearing was to consider a redevelopment plan for properties south Highway 30, particularly Isackson Seed and the RAE ethanol facility.

Advance notice and a copy of the agenda were given to the Council and members of the press. City Council meetings are conducted in accordance with the Open Meetings Act, a copy of which is available for public inspection on the north wall of the Council Chambers.

Atty. Bacon explained the Rural Agricultural Energy (RAE) redevelopment plan includes:

245 acres for the site plus a 340' strip

\$1 million for dirt work, approximately 20% of the total need since the area is in the flood plain.

Tax increment financing will apply and will be used to purchase the land, and assist with water, sewer, street infrastructure.

TIF will begin 2008 and span 15 years generating \$6.9 million with a minimum tax of \$920,000 / year plus the land cost. It's anticipated the TIF bonds will be retired early.

The plan is designed so that other infrastructure can be installed south of Highway 30 with excess TIF funds. It's also designed to allow further redevelopment in the area and will use some of the \$740,000 Reuse Funds currently on hand.

Approximately 70 acres further west, currently owned by John and Gordon Block, will be purchased to provide water offsets. The Redevelopment Authority will purchase that property and qualify it for the offsets.

The Isackson Seed redevelopment plan includes:

\$20,000 tax increment financing to help with the \$50,000 dirt work required at his 417 Cottonwood site.

Taxes are estimated at \$5500 / year enabling the TIF to be retired in seven years.

He will purchase the lot for \$10,000.

Dudley moved, Whiting seconded, to close the hearing at 6:40 p.m. Roll call vote: Yea – Kennedy, Aden, Whiting, Dudley. Nay – none.

Dudley moved, Aden seconded, to pass and approve Resolution 2006-21 approving the Rural Agriculture Energy redevelopment plan. Roll call vote: Yea – Whiting, Kennedy, Aden, Dudley. Nay – none.

Whiting moved, Kennedy seconded, to pass and approve Resolution 2006-22 approving the Isackson Seed redevelopment plan. Roll call vote: Yea – Aden, Dudley, Kennedy, Whiting. Nay – none.

Dudley moved, Whiting seconded, to adjourn the meeting at 6:42 p.m. The next regular meeting will be December 5, 2006.

Larry Franzen Mayor

Connie L. Dalrymple, City Clerk