

**WORK SESSION MINUTES
BOARD OF ALDERMEN
AUGUST 8, 2012; 5:00 P.M.
CITY OF LAURIE, MISSOURI**

Mayor Keck called the meeting to order at 5:00 p.m.

Present at the meeting were Mayor Herb Keck, Alderman Greg Lux, Alderman Karen Dobbins, Alderman Valerie Ites and Alderman Allen Kimberling.

Others present were City Clerk Olive Wood, Public Works Director Ed Young, Dennis Devine, Doug Hermes, Linda Conner, Debbie Rathert, Mark Shellenberg, Chuck Chorpening, and City Attorney Steve Grantham.

Mayor Keck introduced Economic Business Development Committee Chair Mark Shellenberg and he introduced Missouri Association of Council of Governments Doug Hermes.

Mr. Hermes gave a brief history of his education background in urban and economic development, with work background that included being the Urban Planning Director for the City of Liberty before working for MACOG. MACOG is the state organization that provides help with the state's local council of governments and provides assistance with federal, state, and local agencies in economic planning and development.

Mr. Hermes emphasized that the local governments need a master plan to follow to focus on economic growth from residential, retail, and job creation. For example; if residential growth is strong, then retail will follow which creates jobs.

The following major development programs provide tools that help with economic development:

Tax Increment Financing: This tool offers means to capture additional tax revenues above and beyond the present tax base. Tax increment can provide revenues bonds, real and personal property tax, and local sales tax. TIF is a partnership with the local municipality, schools, county, and the other taxing entities such as fire districts, ambulance districts, library etc. The following are steps needed to participate in a TIF.

- ~~Ordinance~~ Adopted by the city.
- Commission appointed: 11 commissioners: 6 appointed by the mayor; 2 from the school district, 2 by the county and 1 from the other tax jurisdictions.
 - Municipalities are not allowed to proceed with only the six TIF appointed members from the city; the county and other tax jurisdictions must be notified.
 - TIF's can be offered up to 23 years, but should only be used to the point necessary.
 - Real, personal property tax, and sales tax may be used.
 - Funding may be used for: mostly site preparation, relocation cost, and structural.

- The creation, development, adoption, and financial requirements would need legal assistance from the very start.

Assessment Districts or Neighborhood Improvement Districts

- For sidewalks, water, sewer, roads, etc.
- Only includes political jurisdictions

Community Improvement Districts

Transportation Improvement Districts

Tax Restitution Plan

One, part or all of the improvement districts may be used in conjunction with each other.

Economic improvements are tied to employment creation. When creating incentives or rebates, you will need partnership cooperation which includes level of support, maximum period of time for abatement, development of a plan that will benefit each entity, evaluate, decision making, and most of all focus on the needs of the city.

It is extremely important that the city have legal counsel from the very beginning before offering any of the economic development programs. The upfront cost may be figured into the financing proposals.

The TIF Commission appointed by the city is 6 members with 5 members from other taxing entities so it is politically weighted. Partnerships are the key for future growth.

Mayor Keck thanked Mr. Hermes for the presentation. LOCOG Director Debbie Rathert offered their services for any future needs.

Meeting adjourned at approximately 5:50 p.m.

Herb Keck, Mayor

ATTEST:

Olive Wood, City Clerk