

CITY OF ROCKVILLE

P.O. BOX 93

229 Broadway Street East

ROCKVILLE, MN 56369

For Your Information – FYI

Council Action Needed – CA

AGENDA

LAST MONDAY of the MONTH REGULAR COUNCIL MEETING

Monday, January 25, 2021
Rockville City Hall
5:30 p.m.

1. **Call to Order** Roll Call- BS.BH.JT.BB.DW.
2. **Roll Call** – (Silence Electronic Devices)
3. **Additions/Approval of Agenda**
4. **Eichi Development Tax Abatement**
 - Resolution 2021-07 Authorizing Preparation of Abatement Plans and Calling for Public Hearing
 - Resolution 2021-08 Authorizing Public Hearing Regarding Eichi Business Subsidy Agreement
5. **Re/Max Realty**
6. **Council Action**
 - a) Council Monitor
7. **Other**
8. **Stickney Hill Dairy**
9. **Adjourn**

**EXTRACT OF MINUTES OF A MEETING OF THE
CITY COUNCIL OF ROCKVILLE, MINNESOTA**

HELD: January 25, 2021

Pursuant to due call and notice thereof, a regular meeting of the City Council of Rockville, Minnesota was duly held at City Hall on the 25th day of January, 2021 at 5:30 o'clock p.m. for the purpose, in part, of calling for a public hearing on the approval of a property tax abatement.

The following Council Members were present:

and the following were absent:

Council Member _____ introduced the following resolution and moved its adoption:

**CITY OF ROCKVILLE, MINNESOTA
RESOLUTION 2021-07
CALLING A PUBLIC HEARING
ON THE APPROVAL OF TAX ABATEMENT
FOR EICHI, INC.**

WHEREAS:

1. The City of Rockville has determined it necessary and feasible to assist with the expansion of the City's infrastructure to support the growth of the City, and
2. The City Council intends to abate its share of property taxes on adjacent parcels benefiting from the project, under the authority of Minnesota Statutes 469.1812 to 469.1815 (the "Abatement Law"); and
3. Prior to approving an abatement resolution and the use of tax abatement the City must hold a public hearing.

BE IT RESOLVED by the City Council as follows:

1. Public Hearing. The City Council shall hold a public hearing on the use of tax abatement at approximately 5:30 P.M. on Monday, February 22, 2021 at the Rockville City Hall. Staff is directed to publish notice of this hearing as required by Abatement Law.

The motion for the adoption of the foregoing resolution was duly seconded by Council Member _____ and upon vote being taken thereon, the following voted in favor:

and the following voted against the same.

Whereupon said resolution was declared duly passed and adopted.

APPENDIX A

**CITY OF ROCKVILLE
COUNTY OF STEARNS
STATE OF MINNESOTA**

**NOTICE OF PUBLIC HEARING
on
APPROVAL OF PROPERTY TAX ABATEMENT**

NOTICE IS HEREBY GIVEN that the City Council of the City of Rockville, Minnesota, will hold a public hearing on Monday, February 22, 2021, at 5:30 p.m., at the Rockville City Hall, located at 229 Broadway Street East, in the City of Rockville, Minnesota, relating to the use of a property tax abatement to support the expansion of the City's infrastructure to support the new commercial development proposed by EICHI, Inc., pursuant to Minnesota Statutes, Section 469.1812 to 469.1815, inclusive, as amended. The total amount of tax abatements will not exceed \$300,000 collected over a period of fifteen (15) years, commencing with taxes payable 2023. The following parcel is proposed to be included in the proposed tax abatement and will include only the portion of the property for the new travel center development:

Lot 1, Block 1, Rockville Crossing, 18.60 acres

Copies of the Abatement Resolution as proposed to be adopted will be on file and available for public inspection at the office of the City Clerk at City Hall.

All interested persons may appear at the hearings and present their view orally or in writing.

Dated: January 25, 2021

BY ORDER OF THE CITY COUNCIL
/s/ Martin Bode
City Administrator

STATE OF MINNESOTA)
CITY OF ROCKVILLE)
COUNTY OF STEARNS) SS.

I, the undersigned, being the duly qualified and acting Clerk-Treasurer of the City of Rockville, Minnesota, DO HEREBY CERTIFY that the attached resolution is a true and correct copy of an extract of minutes of a meeting of the City Council duly called and held, as such minutes relate to calling for a public hearing on the use of property tax abatement.

Dated: January 25, 2021

City Administrator

CITY OF ROCKVILLE, MINNESOTA
RESOLUTION 2021-07
CALLING A PUBLIC HEARING
ON THE APPROVAL OF TAX ABATEMENT
FOR EICHI, INC.

WHEREAS:

1. The City of Rockville has determined it necessary and feasible to assist with the expansion of the City's infrastructure to support the growth of the City, and
2. The City Council intends to abate its share of property taxes on adjacent parcels benefiting from the project, under the authority of Minnesota Statutes 469.1812 to 469.1815 (the "Abatement Law"); and
3. Prior to approving an abatement resolution and the use of tax abatement the City must hold a public hearing.

BE IT RESOLVED by the City Council as follows:

1. Public Hearing. The City Council shall hold a public hearing on the use of tax abatement at approximately 5:30 P.M. on Monday, February 22, 2021 at the Rockville City Hall. Staff is directed to publish notice of this hearing as required by Abatement Law.

The motion for the adoption of the foregoing resolution was duly seconded by Council Member _____ and upon vote being taken thereon, the following voted in favor:

and the following voted against the same.

Whereupon said resolution was declared duly passed and adopted.

Adoption by the City Council of the City of Rockville on this 25th day of January, 2021

Duane Willenbring, Mayor

ATTEST:

Martin M. Bode, City Administrator

**EXTRACT OF MINUTES OF A MEETING OF THE
CITY COUNCIL OF THE CITY OF
ROCKVILLE, MINNESOTA**

HELD: January 25, 2021

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Rockville, Stearns County, Minnesota, was duly held at the City Hall on Monday, this 25th day of January, 2021, at 5:30 p.m. for the purpose, in part, of calling a public hearing on the adoption of a Business Subsidy to EICHI, Inc.

The following Councilmembers were present:

and the following were absent:

Councilmember _____ introduced the following resolution and moved its adoption:

**CITY OF ROCKVILLE, MINNESOTA
RESOLUTION 2021-08**

**CALLING FOR A PUBLIC HEARING ON THE ADOPTION OF A BUSINESS SUBSIDY
TO EICHI, INC.**

BE IT RESOLVED by the City Council (the "Council") of the City of Rockville, Minnesota (the "City"), as follows:

1. Public Hearing. The City Council shall meet on Monday, February 22, 2021, at approximately 5:30 p.m. to hold a public hearing on the following matter; the adoption of a business subsidy to EICHI, Inc. in excess of \$150,000 as required by Minnesota Statutes 116J.993 through 116J.995.

2. Notice of Hearing. Business Subsidy. The City Administrator is hereby authorized to cause a notice of the hearing, substantially in the form attached hereto as Exhibit A, to be published as required by the Act and to place a copy of the proposed Business Subsidy Agreement with EICHI, Inc. on file in City Administrator's Office at City Hall and to make such copies available for inspection by the public.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____ and upon vote being taken thereon, the following voted in favor:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.

STATE OF MINNESOTA)
CITY OF ROCKVILLE) SS.
COUNTY OF STEARNS)

I, the undersigned, being the duly qualified and acting Administrator of the City of Rockville, Minnesota, DO HEREBY CERTIFY that the attached resolution is a true and correct copy of an extract of minutes of a meeting of the City Council of the City of Rockville, Minnesota duly called and held, as such minutes relate to the calling of a public hearing on the business subsidy to EICHI, Inc.

Martin Bode
City Administrator

EXHIBIT A

**CITY OF ROCKVILLE
COUNTY OF STEARNS
STATE OF MINNESOTA**

NOTICE OF PUBLIC HEARING ON A PROPOSED BUSINESS SUBSIDY TO EICHI INC.

NOTICE IS HEREBY GIVEN that the City Council (the "Council") of the City of Rockville, Stearns County, Minnesota, will hold a public hearing on Monday, February 22, 2021 at approximately 5:30 p.m., at the Rockville City Hall, located at 229 Broadway Street East, Rockville, Minnesota, relating to the proposed business subsidy agreement with EICHI, Inc., pursuant to Minnesota Statutes, Section 116J.993 through 116J.995, inclusive, as amended. Any person with residence in or owner of taxable property in the City of Rockville may file a written complaint with the City if the City fails to comply with the Minnesota Statute noted above. If written notice is not filed with the City, no action may be taken against the City for failure to comply.

Summaries of the Subsidy Agreement as proposed to be adopted will be on file and available for public inspection at the office of the City Administrator at City Hall.

All interested persons may appear at the hearings and present their view orally or in writing.

BY ORDER OF THE CITY COUNCIL

/s/ Martin Bode
City Administrator

**CITY OF ROCKVILLE, MINNESOTA
RESOLUTION 2021-08**

**CALLING FOR A PUBLIC HEARING ON THE ADOPTION OF A BUSINESS SUBSIDY
TO EICHI, INC.**

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2. Notice of Hearing. Business Subsidy. The City Administrator is hereby authorized to cause a notice of the hearing, substantially in the form attached hereto as Exhibit A, to be published as required by the Act and to place a copy of the proposed Business Subsidy Agreement with EICHI, Inc. on file in City Administrator's Office at City Hall and to make such copies available for inspection by the public.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____ and upon vote being taken thereon, the following voted in favor:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.

Adoption by the City Council of the City of Rockville on this 25th day of January, 2021

Duane Willenbring, Mayor

ATTEST:

Martin M. Bode, City Administrator

DISTRIBUTION LIST

City of Rockville, Minnesota

Economic Development Tax Abatement 2021 EICHI Inc (Love's Travel Center)

Municipality:

City of Rockville
Martin Bode, City Administrator
229 Broadway Street East
P.O. Box 93
Rockville, MN 56369
Phone: 320-251-5836 Ext. 102
mbode@rockvillecity.org

Fiscal Advisor:

David Drown Associates
5029 Upton Avenue South
Minneapolis, MN 55410
612-920-3320 | fax 612-605-2375
www.daviddrown.com

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Parkers Prairie, MN 56361
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jason@daviddrown.com

Newspaper:

Cold Spring Record
403 W. Wind Court
PO Box 456
Cold Spring, MN 56320
320-685-8621 | 320-685-8885 csrecord@midconetwork.com
Publishes Weekly on Tuesday, deadline previous Thursday

Developer:

Martin Harstad/EICHI Inc

PROJECT SCHEDULE OF EVENTS

City of Danube, Minnesota

Economic Development Tax Abatement
2021 EICHI Inc (Love's Travel Center)

| Task | Completion Date |
|--|----------------------------|
| City Council authorizes preparation of Abatement Plan and Calls for Public Hearing | Monday, January 25 |
| City Council calls for public hearing regarding Business Subsidy to EICHI Inc. | Monday, January 25 |
| Deadline for hearing notices to Official Newspaper | Thursday, February 4 |
| Hearing Notices published in Official Newspaper | Tuesday, February 9 |
| Required Public Hearings | Monday, February 22 |
| Economic Development Tax Abatement Public Hearing | |
| Business Subsidy Public Hearing for subsidy provided to EICHI Inc | |
| Council Actions following public hearing | Monday, February 22 |
| Council resolution <u>adopting</u> Economic Development Tax Abatement Plan | |
| Council resolution <u>approving</u> a business subsidy to EICHI | |

City – Meets the 2nd Wednesday of Each Month –6 pm and last Monday of the month at 5:30 pm