

ST. CLAIR COUNTY COMMISSION MEETING AUGUST 3, 2017

The St. Clair County Commission met for a Public Hearing and a Meeting on August 3, 2017 in the County Commission Chambers of the St. Clair County Courthouse Annex #1 (Administrative Center) in Ashville, Alabama.

Members Present: Paul Manning, Chairman
Jeff Brown, Commissioner District One
Ken Crowe, Commissioner District Two
Tommy Bowers, Commissioner District Three
Jimmy Roberts, Commissioner District Four

Members Absent: None

Others Present: Laura Lawley, Administrator
Tina Morgan, Deputy Administrator
Donna Wood, CFO
Don Smith, EDC
James Hill, County Attorney
Dan Dahlke, Engineer
Garry Hanner, St. Clair Times

PUBLIC HEARING- Regarding the Reimbursement Redevelopment Agreement between St. Clair County Commission, City of Pell City and Pell City Partners, LLC

The County Attorney James Hill stated the public hearing pursuant to Amendment 772 of the Alabama Constitution and is regarding a proposed Reimbursement Redevelopment Agreement (the "Development Agreement") between St. Clair County Commission, City of Pell City and Pell City Partners, LLC. He said before we got to the meeting today the County advertised in the newspapers of the highest circulation in the County per the statute. The proposed Development Agreement is for the redevelopment of the old K-Mart property in Pell City. The Annual threshold on a fiscal year basis is 5 million dollars. When the new tenants have net taxable sales of 5 million dollars, the incentive package will be commenced from the County and the City for that fiscal year. This contemplates St. Clair County rebating 50% of our non-educational tax. It would be ½ of 1 cent from that particular location. We would rebate that after the annual threshold every fiscal year for a total of five years or until we have rebated a total of approximately \$133,000.00 or until we have in total, between the County and the City, rebated to the Developer the total of his facade improvement costs - it is the lesser of the numbers.

Don Smith, Executive Director of the St. Clair County Economic Development Council spoke in favor of the project.

Micah Locker of Pell City Partners spoke in favor of the project.

No other members of the public asked to speak; the Chairman closed the Public Hearing.

CALL TO ORDER SPECIAL MEETING

The Chairman declared a quorum present at 1:41 p.m. and called the meeting to order.

APPROVAL OF AGENDA

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On a motion by Commissioner Crowe, seconded by Commissioner Brown, with all voting aye, it was

RESOLVED, that the Agenda be approved as presented.

NEW BUSINESS

The first item of New Business was to discuss the Consideration of Resolution 2017-53 for St. Clair County Commission to enter into and execute a Reimbursement Redevelopment Agreement with City of Pell City and Pell City Partners, LLC. The County Attorney explained the statutory requirements related to Amendment 772 as set forth in the Resolution, including but not limited to, the Commission's finding that the project was for commercial or economic development and that the expenditure of public funds served a valid and sufficient public purpose, notwithstanding any incidental benefit accruing to any private entity or entities. On a motion by Commissioner Bowers, seconded by Commissioner Roberts, with all voting aye, it was

RESOLVED, that Resolution 2017-53 be passed as presented and for St. Clair County Commission to enter into and execute a Reimbursement Redevelopment Agreement with City of Pell City and Pell City Partners, LLC. (Resolution and Agreement to be made a part of these minutes as Attachment #1 & 1A)

The last item was to discuss the consideration of Resolution 2017-54 authorizing the entrance into and execution of a Certificate of Indebtedness with Pell City Partners, LLC to evidence St. Clair County's obligations set forth in the Reimbursement Redevelopment Agreement between St. Clair County Commission, City of Pell City and Pell City Partners, LLC. Said Certificate would be issued after Validation of the obligations. On a motion by Commissioner Brown, seconded by Commissioner Crowe, with all voting aye, it was

RESOLVED, that Resolution 2017-54 authorizing the entrance into and execution of a Certificate of Indebtedness (Series 2017-B) with Pell City Partners, LLC to evidence St. Clair County's obligations set forth in the Reimbursement Redevelopment Agreement between St. Clair County Commission, City of Pell City and Pell City Partners, LLC. be approved (Resolution, Certificate of Indebtedness, & Agreement to be made a part of these minutes as Attachment #2, #2A, & #2B)

There being no further business, the meeting adjourned, subject to call, at approximately 1:59 p.m. on a motion by Commissioner Roberts, seconded by Commissioner Bowers, with all voting aye.

Paul Manning, Chairman

Jeff Brown, Commissioner

Ken Crowe, Commissioner

Tommy Bowers, Commissioner

Jimmy Roberts, Commissioner