

## **City of Claremont, Minnesota Business Subsidy Criteria**

The following business subsidy criteria are intended to satisfy the requirements of Minnesota Statutes 116J.993 through 116J.995 (the "Act"). The Term "City" means collectively the City of Claremont.

### **Criteria**

The City hereby expresses its support for the use of business subsidies that meet the below listed criteria.

1. But-for Test. There is a substantial likelihood that the project would not go forward without the business subsidy requested. This criteria must be supported by representations of the applicant for business subsidy.
2. Redevelopment. The project will remove, prevent or reduce blight or other adverse conditions of the property, thereby protecting the City's property values and the general public health, safety, and welfare.
3. Attraction of New Business. The project will attract or retain competitive and financially strong commercial and industrial companies, which offer the potential for significant growth in employment and tax base.
4. Highest and Best Land Use. The use of the business subsidy will encourage quality construction and promote the highest and best use of land, consistent with the City's Comprehensive Plan.
5. Needed Services. The project will provide a needed service in the community, including health care, convenience and social services which are not currently available.
6. Unmet Housing Needs. The project will provide housing alternatives the community currently needs but are not available.
7. Economic Feasibility. The recipient can demonstrate that it has experience and adequate financing for the project, and that the project can be completed in a timely manner.
8. Impact on City Services and Infrastructure. The project will not significantly and adversely increase the demands for service needs in the City.
9. Job Creation. The project will create or retain jobs which pay at least the higher of the current Federal Minimum Wage or State of Minnesota minimum wage plus appropriate benefits. The City may take into account the special needs of small or growth-phase businesses with potential to create high paying jobs in the future.
10. Tax Base. The project will increase the City's tax base and generate new property tax revenue.

### **Evaluation**

The City will evaluate each request for a business subsidy on a case by case basis. Applicants for assistance shall complete an application form and supply all additional information requested by the City. Meeting all or a majority of our criteria does not mean a subsidy will be awarded or denied. A decision to approve or reject a request for subsidy will be based on the merits of the project and the overall benefit to the community.

## **Valuation of a Business Subsidy**

The City will calculate the value of assistance provided to a business in the following manner.

1. If the subsidy is a contribution or sale of real or personal property, the amount of the subsidy will be the fair market value of the property as determined by the City, less any amount paid.
2. If the subsidy is a loan, the amount of the subsidy will be the principal amount of the loan.
3. If the subsidy is a loan guarantee, the amount of the subsidy will be principal amount of the loan guaranteed.
4. If the subsidy takes the form of payments over time (such as pay-as-you-go tax increment) the amount of the subsidy will be the sum of projected payments, discounted to a present value using a discount factor determined by the City.

**City of Claremont, Minnesota**

**Business Subsidy Application**

Business Name: _____ Business Address: _____ City: _____ State: _____ Zip: _____ Contact Person: _____ Daytime Phone: _____ Evening Phone: _____	<i>For office use only:</i> Application # _____ Date Received _____ Development District _____ Finance District _____ Application Fee Paid _____
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Type of assistance requested:

Tax Increment    
  Tax Abatement    
  Low Interest Loan    
  Other (please specify)

Amount of assistance requested: \$ \_\_\_\_\_

Projected start date: \_\_\_\_\_ Projected completion date: \_\_\_\_\_

**Project Information**

*Please attach a description of the proposed project.  
Please attach a description of why the assistance is needed, be specific.*

Estimated Costs (please itemize)	Financing Sources (please itemize)
_____ \$ _____	_____ \$ _____
_____ \$ _____	_____ \$ _____
_____ \$ _____	_____ \$ _____
_____ \$ _____	_____ \$ _____
_____ \$ _____	_____ \$ _____
_____ \$ _____	_____ \$ _____
_____ \$ _____	_____ \$ _____
_____ \$ _____	_____ \$ _____
Total Costs \$ _____	Total Funds \$ _____

Project Site:

Parcel #'s: \_\_\_\_\_

*Please attach a legal description of the property.*

If the assistance is for a building project:

Estimated value *after* project completion: \$ \_\_\_\_\_

Size of Building \_\_\_\_\_ sq. ft.     Building Type \_\_\_\_\_

Function of Building: \_\_\_\_\_

*Provide a sketch plan and/or site plan for the project.*



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

HELD: April 14, 2015

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Claremont, Dodge County, Minnesota, was duly held at the City Hall on Tuesday, the 14<sup>th</sup> day of April, 2015 at 7 o'clock p.m. for the purpose, in part, of calling a public hearing on the adoption of business subsidy criteria.

The following Councilmembers were present: Mayor Daniel Martinez, Marie Lindblom, Rick Butler, and Michelle Welch

and the following were absent: Dean Gray

Councilmember Martinez introduced the following resolution and moved its adoption;

**RESOLUTION 15-10  
CALLING PUBLIC HEARING ON  
THE PROPOSED ADOPTION OF BUSINESS SUBSIDY CRITERIA**

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

1. Public Hearing. This Council shall meet on Tuesday, May 12<sup>th</sup>, 2015, at approximately 7:00 p.m. to hold a public hearing on the proposed adoption of business subsidy criteria, in accordance with the requirements of Minnesota Statutes 116J.993 through 116J.995

2. Notice of Hearing. The City Clerk 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 Criteria on file in the Clerk'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 Butler and upon vote being taken thereon, the following voted in favor: Mayor Daniel Martinez, Marie Lindblom, Rick Butler, and Michelle Welch

and the following voted against the same. None.

Whereupon said resolution was declared duly passed and adopted.

## Exhibit A

### Notice of Public Hearing On the Adoption of Business Subsidy Criteria City of Claremont

Notice is hereby given that the City of Claremont will be conducting a public hearing on May 12<sup>th</sup>, 2015 at 7:00 p.m. in the City Council Chambers located at City Hall. The purpose of the public hearing is to accept comment on the establishment of criteria for future subsidies provided to businesses. A complete list of the recommended "Criteria for Business Subsidies" is available at the City Offices for review. The City proposes the adoption of "Criteria for Business Subsidies" in accordance with Minnesota Statutes 116J.993-116J995.

Such persons as desired to be heard with reference to the proposed Criteria for Business Subsidies will be heard at this meeting. Written or oral objections will be considered.

Dated: \_\_\_\_\_, 2015

BY ORDER OF THE CITY COUNCIL

/S/ \_\_\_\_\_  
Liz Solberg, City Clerk

## NOTICE OF PUBLIC HEARING

### On the Adoption of Business Subsidy Criteria City of Claremont

Notice is hereby given that the City of Claremont will be conducting a public hearing on May 12th, 2015 at 7:00 p.m. in the City Council Chambers located at City Hall. The purpose of the public hearing is to accept comment on the establishment of criteria for future subsidies provided to businesses. A complete list of the recommended "Criteria for Business Subsidies" is available at the City Offices for review. The City proposes the adoption of "Criteria for Business Subsidies" in accordance with Minnesota Statutes 116J.993-116J.995.

Such persons as desired to be heard with reference to the proposed Criteria for Business Subsidies will be heard at this meeting. Written or oral objections will be considered.

Dated: April 14, 2015

BY ORDER OF THE CITY COUNCIL

/s/ Elizabeth Sorg  
City Clerk-Treasurer

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## NOTICE OF PUBLIC HEARING

### To Consider Granting a Property Tax Abatement City of Claremont

Notice is hereby given that the City Council of the City of Claremont, Minnesota (the "City") will meet at 7:00 p.m. on Tuesday, May 12th, 2015 at City Hall, 235 Front Street, Claremont, Minnesota, to conduct a public hearing to consider granting a property tax abatement under Minnesota Statutes, Sections 469.1812 to 469.1815, to assist the construction of a new fertilizer plant in the City (the "Property"). The Property is described as follows:

**Tax Parcel No. 210284300**

The tax abatement to be collected by the City shall not exceed a period of five years and will commence with taxes payable 2018. The annual amount of the abatement shall be limited to 80% of the increase in City property taxes resulting from improvement of the property.

A draft copy of the abatement resolution containing the terms of the abatement will be on file at City Hall and available for public inspection on and after the date of this notice. Any person wishing to express an opinion on the matters to be considered at the public hearing will be heard orally or in writing.

Dated: April 14, 2015

BY ORDER OF THE CITY COUNCIL

/s/ Elizabeth Sorg  
City Clerk-Treasurer

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**YOUR AD COULD BE HERE!**

# NEWS ENTERPRISE

507/527-2492; FAX 570/527-8492 > BOX 8, WEST CONCORD, MN 55985

## Affidavit of Publication

To: CITY OF CLAREMONT Re: PUBLIC HEARING  
ADOPTION OF BUSINESS SUBSIDY CRITERIA

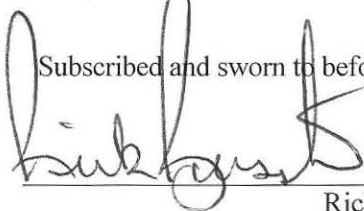
Rick Bussler, being duly sworn, on oath says; that he is, and during all the times herein stated has been the owner of the newspaper known as the News Enterprise, and has full knowledge of the facts hereinafter stated: that for more than two years prior to the publication therein of the News Enterprise thereafter described, said newspaper was printed and published in the City of West Concord, in the County of Dodge, State of Minnesota, on Wednesday of each week; that during all said time said newspaper has been printed in the English language from its known office of publication within the city from which it purports to be issued as above stated and in newspaper format and in column and sheet form equivalent in space to at least 900 square inches of single column, 1 3/4 inches wide; has been issued once each week from a known office established in said place of publication and employing skilled workmen and the necessary material for preparing and printing the same; that the press work on that part of the newspaper devoted to local news of interest to the community it purports to serve has been done in its known office of publication; that during all said time in its makeup not less than fifty percent of its news columns have been devoted to local news of interest to the community it purports to serve; that during all said time it has not wholly duplicated any other publication, and has not been entirely made of patents, plate matter and advertisements; has been circulated in and near its said place of publication to the extent of at least five hundred (500) copies regularly delivered to paying subscribers and has entry as second class matter in its local post office; that a copy of each issue has been filed with the State Historical Society, St. Paul, Minnesota; that there has been on file in the office of the County Auditor of Dodge County, Minnesota; the affidavit of a person having knowledge of the facts, showing the same and location of said newspaper and the existence of the conditions constituting its qualifications as a legal newspaper.

The sworn and notarized affidavit of the publisher or managing officer of said newspaper, stating that said newspaper is a legal newspaper, has been filed with the Secretary of State of Minnesota.

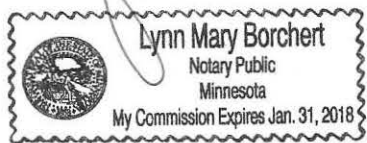
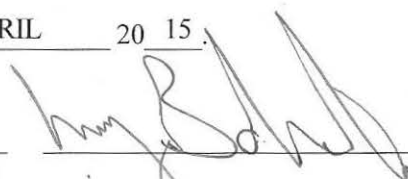
That the ADOPTION OF BUSINESS SUBSIDY CRITERIA

hereto attached was cut from the columns of said newspaper, and was printed and published in the English language, once each week for 1 successive weeks; that it was first so published on Wednesday, the 22 day of APRIL 2015; and thereafter on Wednesday of each week, to and including the 22 day of APRIL 2015; and that the following is a printed copy of the lower case alphabet from A to Z, both inclusive, and is hereby acknowledged as being the size and kind of type used in the composition and publication of said notice, to-wit: abcdefghijklmnopqrstuvwxyz

Subscribed and sworn to before me this 22 day of APRIL 2015.



Rick Bussler, News Enterprise  
(507) 527-2492





EXTRACT OF MINUTES OF A MEETING OF THE  
CITY COUNCIL OF THE CITY OF  
CLAREMONT, MINNESOTA

HELD: May 12, 2015

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Claremont, Dodge County, Minnesota, was duly held at the City Hall on Tuesday, the 12<sup>th</sup> day of May, 2015 at 7 o'clock p.m. for the purpose, in part, of conducting a public hearing on the adoption of business subsidy criteria.

The following Councilmembers were present: Daniel Martinez, Dean Gray, Rick Butter, and Michelle Welch.  
and the following were absent; Marie Lindblom

~~Councilmember~~ Mayor Martinez introduced the following resolution and moved its adoption;

Resolution 15-14  
**Resolution Adopting  
Business Subsidy Criteria**

WHEREAS, the City of Claremont, Minnesota (the "City") acknowledges the need to provide financial assistance to businesses in the City to further the economic and development objectives of the City; and

WHEREAS, of Minnesota Statutes 116J.993 through 116J.995 requires the City to establish Business Subsidy Criteria before any new business subsidy can be provided; and

WHEREAS, the City has performed all actions required by law to be performed prior to the adoption of Business Subsidy Criteria, including the holding of a public hearing upon published notice as required by law.

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

1. The City hereby adopts a Business Subsidy Criteria Policy as attached hereto as Exhibit A, in fulfillment of the requirements of Minnesota Statutes 116J.993 through 116J.995

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

and the following voted against the same: None

Whereupon said resolution was declared duly passed and adopted.