



City of Sikeston

TENTATIVE AGENDA

PUBLIC HEARING
SIKESTON CITY HALL

Monday, October 14, 2013
Noon

- I. CALL TO ORDER
- II. RECORD OF ATTENDANCE
- III. PUBLIC HEARING

Enhanced Enterprise Zone – Abatement of Property Taxes for Sikeston
Commons, LLC

- IV. ADJOURN

Dated this 10th day of October 2013

Carroll Couch, City Clerk

The City of Sikeston complies with ADA guidelines. Notify Linda Lowes at 471-2512 (TDD Available) to notify the City of any reasonable accommodation needed to participate in the City Council's Meeting.





City of Sikeston

TENTATIVE AGENDA

SPECIAL CITY COUNCIL MEETING
SIKESTON CITY HALL

Monday, October 14, 2013
5:00 p.m.

- I. CALL TO ORDER
- II. RECORD OF ATTENDANCE
- III. ITEMS OF BUSINESS
 - A. 1st & 2nd Reading of Bill #5934, Authorizing Enhanced Enterprise Zone Tax Abatement for Sikeston Commons, LLC
 - B. Other Items As May Be Determined During the Course of the Meeting
- IV. ADJOURN

Dated this 10th day of October 2013


Carroll Couch, City Clerk

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AN EMERGENCY ORDINANCE AUTHORIZING THE CITY OF SIKESTON, MISSOURI TO TAKE CERTAIN ACTIONS IN CONNECTION WITH ENHANCED ENTERPRISE ZONE TAX ABATEMENT FOR SIKESTON COMMONS, LLC.

WHEREAS, the City of Sikeston, a constitutionally chartered city and political subdivision of the State of Missouri adopted Ordinance No. 5691 which designated certain areas within the City as a Enhanced Enterprise Zone, and

WHEREAS, SIKESTON COMMONS, LLC has indicated its willingness to purchase and make certain improvements to property located in Elizabeth Acres, Sikeston, New Madrid County, Missouri, to operate a manufacturing facility and which is located in the Enhanced Enterprise Zone, and

WHEREAS, the Enhanced Enterprise Zone Board met and recommended certain tax abatements if SIKESTON COMMONS, LLC located in Elizabeth Acres and

WHEREAS, after due notice to all interested and necessary parties, a public hearing was held on October 14, 2013 to consider the proposed tax abatements to SIKESTON COMMONS, LLC, and

WHEREAS, the City Council finds and determines that it is necessary and desirable to grant certain Enhanced Enterprise Zone tax abatements to SIKESTON COMMONS, LLC.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SIKESTON, MISSOURI, AS FOLLOWS:

SECTION I: The improvements located on the real estate described on Exhibit "A" which is attached hereto and incorporated by reference shall be subject to ad-valorem tax abatement as follows: (i) for the period commencing on the date SIKESTON COMMONS, LLC acquires the property and continuing for five (5) years, one hundred percent (100%) of the real property tax obligation shall be abated.

SECTION II: Execution of Documents. The Mayor is hereby authorized to execute the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City. The City Clerk is hereby authorized to attest to and affix the seal of the City to the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION III. Further Authority. The City shall, and the officials, agents and employees of the City are hereby authorized to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the City with respect to the City Documents.

SECTION IV. Emergency Ordinance. The City Council finds that an emergency exists within the meaning of Article III, Section 312(f) of the City Charter, because SIKESTON COMMONS, LLC cannot acquire the real estate until the City authorizes such tax abatements.

SECTION V: Record of Passage:

- A. Bill Number 5934 was introduced and read the first time this 14th day of October, 2013.
- B. Bill Number 5934 was read the second time and discussed on this 14th day of October, 2013, and was voted as follows:

Harris _____, Gilmore _____, Hedrick absent,
 Depro _____, Teachout _____, Burch _____,
 and Pullen _____,
 thereby being _____.

C. Upon passage by the City Council, this bill shall become Ordinance 5934 and shall be in full force and effect from and after its passage.

JERRY PULLEN, Mayor

Approved as to Form:

CHARLES LEIBLE, City Counselor

SEAL/ATTEST:

CARROLL COUCH, City Clerk

EXHIBIT "A"

Tract I:

A tract of land lying in the Southeast Quarter (SE1/4) of Section 29, Township 26 North, Range 14 East, New Madrid County, Missouri, described as follows: Beginning at the Northeast corner of the Southeast Quarter of Section 29; thence South 2 degrees 32 minutes West a distance of 953.00 feet; thence North 87 degrees 28 minutes West a distance of 420.00 feet to the true point of beginning proper; thence South 2 degrees 32 minutes West a distance of 531.10 feet to a point on the North right of way line of a street; thence South 67 degrees 26 minutes West a distance of 159.36 feet; thence South 68 degrees 52 minutes West a distance of 573.93 feet; thence North 18 degrees 57 minutes West a distance of 389.03 feet; thence North 0 degrees 03 minutes West a distance of 467.56 feet; thence South 87 degrees 28 minutes East a distance of 833.52 feet to the point of beginning and being shown as Lot 9 in Elizabeth Acres in the Southeast Quarter of Section 29, Township 26 North, Range 14 East, in the City of Sikeston, New Madrid County, Missouri, as shown by plat recorded in Plat Book 7 at Page 28 in the Recorder's Office of New Madrid County, Missouri.

Tract II:

All of Lot 11 in Elizabeth Acres in the Southeast Quarter (SE1/4) of Section 29, Township 26 North, Range 12 East, City of Sikeston, New Madrid County, Missouri, as shown by plat recorded in Plat Book 7 at Page 28 in the Recorder's Office of New Madrid County, Missouri.

Tract III:

A tract or parcel of land lying and being in the Southeast Quarter (SE1/4) of Section 29, Township 26 North, Range 14 East, New Madrid County, Missouri and being more fully described by metes and bounds as follows: Commencing at the Northeast corner of the Southeast Quarter (SE1/4) of Section 29, Township 26 North, Range 14 East; thence South 2 degrees 32 minutes West on and along the East line of Section 29 a distance of 380.00 feet to a point; thence North 87 degrees 28 minutes West a distance of 20.00 feet to a point set at the intersection of the West right of way line Keystone Drive with the South right of way line of a new street, said point being the point of beginning; thence South 2 degrees 32 minutes West on and along the West right of way line of Keystone Drive a distance of 573.00 feet to a point; thence North 87 degrees 28 minutes West a distance of 400.00 feet to a point; thence North 2 degrees 32 minutes East a distance of 537.00 feet to a point set in the South right of way line of the new street; thence South 87 degrees 28 minutes East on and along said South right of way line of the new street a distance of 400.00 feet to the point of beginning. And shown by plat recorded in Plat Book 7 at Page 5 in the Recorder's Office of New Madrid County, Missouri as Lot 8 in the Southeast Quarter of Section 29, Township 26 North, Range 14 East, New Madrid County, Missouri.

Tract IV:

All of Lot 6 of the Southeast Quarter of Section 29, Township 26 North, Range 14 East of the Fifth Principal Meridian, New Madrid County, Missouri as shown by plat recorded in Plat Book 7 at Page 3 in the Recorder's Office of New Madrid County, Missouri.

Tract V:

All of Lot 7 of the Southeast Quarter of Section 29, Township 26 North, Range 14 East New Madrid County, Missouri as shown by plat recorded in Plat Book 7 at Page 4 of the Recorder's Office of New Madrid County, Missouri.