

**SPECIAL SESSION OF THE MOWER COUNTY
BOARD OF COMMISSIONERS**

August 18, 2020

The Mower County Board of Commissioners in and for the County of Mower, Minnesota, met in Special Session August 18, 2020 at 9:00 a.m. at the Government Center in Austin, Minnesota.

All members present, viz: Jeff Baldus, Chair
Polly Glynn
Tim Gabrielson
Jerry Reinartz, Virtually
Mike Ankeny, Virtually
Trish Harren, County Administrator

The meeting was opened with the Pledge of Allegiance.

Those in attendance virtually: Jim Martin, Tim Duren, Jon Blaine, Mike Ankeny, Jerry Reinartz

Motion made by Commissioner Glynn, seconded by Commissioner Gabrielson, to approve the agenda. The Commissioners voted as follows: Commissioner Gabrielson aye, Commissioner Reinartz aye, Commissioner Ankeny aye, Commissioner Glynn aye and Commissioner Baldus aye. Motion carried 5 – 0.

A Public Hearing was held in regard to a Housing Tax Abatement request of New Horizon Homes, applicant, to construct a single-family home located at Lot 3, Block 3 Nature Ridge, Austin, MN (34.465.0205).

Trish Harren, County Administrator, reviewed the application and recommended approval.

The applicant Jon Blaine from New Horizon Homes was present virtually and spoke on his own behalf. No one else spoke for or against the New Horizon Homes (34.465.0205) housing tax abatement application.

Date: August 18, 2020

Res. #74-20

**RESOLUTION APPROVING TAX ABATEMENT
FOR CERTAIN PROPERTY PURSUANT TO MINN. STAT. 469.1813**

On motion of Commissioner Gabrielson, seconded by Commissioner Glynn, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held August 18, 2020 at the Government Center, Austin, Minnesota.

WHEREAS, Minnesota Statute 469.1813 gives authority to the County of Mower to grant an abatement of property taxes imposed by the County if certain criteria are met; and

WHEREAS, in addition to the statutory requirements, Mower County has adopted the Tax Abatement Policy for new construction of Single and Multi-family homes which includes criteria which must be met before an abatement of taxes will be granted; and

WHEREAS, Nature Ridge Properties is the owner (and seller) of certain property within Mower County, legally described as follows:

Lot 3, Block 3 Nature Ridge, Austin, MN (34.465.0205)

WHEREAS, New Horizon Homes, developer and purchaser, has made application to Mower County for the abatement of taxes as to the above-described parcel; and

WHEREAS, Notice having been duly given, a public hearing was held on August 18, 2020 before the Mower County Board of Commissioners, on said application.

WHEREAS, Nature Ridge Properties, owner and seller, and New Horizon Homes, developer and purchaser, have met the statutory requirements outlined under Minnesota Statute 469.1813 Subdivision 1(1) and Subdivision 2(i) as well as Mower County's criteria for tax abatement;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF MOWER COUNTY, MINNESOTA:

1. Mower County does, hereby grant an abatement of Mower County's share of real estate taxes upon the above-described parcel for the construction of the single-family home.
2. The tax abatement will be for no more than five years commencing, in the tax year the property realizes a value increase over original value due to construction of the housing project. Partially constructed housing may result in an abatement in the first abatement year that may be significantly less than the following years. This will still be considered one of the five years of eligible abatement. In the event construction has not commenced within one year of approval, the abatement is eliminated and the property owner will need to reapply in accordance with this policy.
3. The County shall provide the awarded abatement payment following payment of due real estate taxes annually. One single payment shall be made to the owner of record at the time of the payment, by December 30th of that calendar year.
4. The real estate taxes to be abated shall be for up to the full amount of the real estate taxes collected due to the added tax base of the newly constructed housing/home annually. The current value of the property is not eligible for the abatement, will not be abated as part of this program and is further defined as the "original value." Any eligible abatement years are calculated on the tax increase due to a value increase over the original value.

Passed and approved this 18th day of August, 2020. The Commissioners voted as follows: Commissioner Gabrielson aye, Commissioner Reinartz aye, Commissioner Ankeny aye, Commissioner Glynn aye and Commissioner Baldus aye. Motion carried 5 – 0.

A Public Hearing was held in regard to a Housing Tax Abatement request of Bigelow & Lennon, applicant, to construct a single-family home located Lot 8, Block 3, Nature Ridge, Austin, MN (34.465.0215).

Trish Harren, County Administrator, reviewed the application and recommended approval.

The applicant Jim Martin from Bigelow & Lennon was present virtually and spoke on his own behalf. No one else spoke for or against the Bigelow & Lennon (34.465.0215) housing tax abatement application.

Date: August 18, 2020

Res. #75-20

**RESOLUTION APPROVING TAX ABATEMENT
FOR CERTAIN PROPERTY PURSUANT TO MINN. STAT. 469.1813**

On motion of Commissioner Reinartz, seconded by Commissioner Glynn, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held August 18, 2020 at the Government Center, Austin, Minnesota.

WHEREAS, Minnesota Statute 469.1813 gives authority to the County of Mower to grant an abatement of property taxes imposed by the County if certain criteria are met; and

WHEREAS, in addition to the statutory requirements, Mower County has adopted the Tax Abatement Policy for new construction of Single and Multi-family homes which includes criteria which must be met before an abatement of taxes will be granted; and

WHEREAS, Lee H. Hansen is the owner (and seller) of certain property within Mower County, legally described as follows:

Lot 8, Block 3 Nature Ridge, Austin, MN (34.465.0215)

WHEREAS, Bigelow & Lennon Construction, developer and purchaser, has made application to Mower County for the abatement of taxes as to the above-described parcel; and

WHEREAS, Notice having been duly given, a public hearing was held on August 18, 2020 before the Mower County Board of Commissioners, on said application.

WHEREAS, Lee H. Hansen, seller, and Bigelow & Lennon Construction, developer and purchaser, have met the statutory requirements outlined under Minnesota Statute 469.1813 Subdivision 1(1) and Subdivision 2(i) as well as Mower County's criteria for tax abatement;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF MOWER COUNTY, MINNESOTA:

1. Mower County does, hereby grant an abatement of Mower County's share of real estate taxes upon the above-described parcel for the construction of the single-family home.
2. The tax abatement will be for no more than five years commencing, in the tax year the property realizes a value increase over original value due to construction of the housing project. Partially constructed housing may result in an abatement in the first abatement year that may be significantly less than the following years. This will still be considered one of the five years of eligible abatement. In the event construction has not commenced within one year of approval, the abatement is eliminated and the property owner will need to reapply in accordance with this policy.
3. The County shall provide the awarded abatement payment following payment of due real estate taxes annually. One single payment shall be made to the owner of record at the time of the payment, by December 30th of that calendar year.
4. The real estate taxes to be abated shall be for up to the full amount of the real estate taxes collected due to the added tax base of the newly constructed housing/home annually. The current value of the property is not eligible for the abatement, will not be abated as part of this program and is further defined as the "original value." Any eligible abatement years are calculated on the tax increase due to a value increase over the original value.

Passed and approved this 18th day of August, 2020. The Commissioners voted as follows: Commissioner Gabrielson aye, Commissioner Reinartz aye, Commissioner Ankeny aye, Commissioner Glynn aye and Commissioner Baldus aye. Motion carried 5 – 0.

Motion made by Commissioner Ankeny, seconded by Commissioner Reinartz, to adjourn the meeting at 9:13 a.m. The Commissioners voted as follows: Commissioner Gabrielson aye, Commissioner Reinartz aye, Commissioner Ankeny aye, Commissioner Glynn aye and Commissioner Baldus aye. Motion carried 5 – 0. The next meeting is scheduled for August 25, 2020 at 9:00 a.m.

THE MOWER COUNTY BOARD OF COMMISSIONERS

BY: _____
Chairperson

Attest:

By: _____
Clerk/Administrator

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