

RESOLUTION #1-2022

ACCEPTING DONATION(S) TO THE CITY

**WHEREAS,** The City of Sleepy Eye, Minnesota, is generally authorized to accept donations of real and personal property pursuant to Minnesota Statutes Section 465.03 for the benefit of its citizens, and is specifically authorized to accept gifts and bequests for the benefit of the City of Sleepy Eye and its citizens pursuant to Minnesota statutes Section 471.17; and

**WHEREAS,** The following persons and entities have offered to contribute the cash amounts set forth below to the Dyckman Free Library, the Sleepy Eye Parks Dept. and the Sleepy Eye Ambulance Service:

<u>Name of Donor</u>	<u>Amount</u>	<u>For/In Memory of</u>
Anonymous	\$10,000	Sleepy Eye Parks Department
Anonymous	\$1,000	Sleepy Eye Ambulance Service
Anonymous	\$536.88	Dyckman Free Library
Holiday Lights in Motion	\$300.64	Sleepy Eye Ambulance Service

**WHEREAS,** The City Council finds that it is appropriate to accept the donations offered.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SLEEPY EYE, MINNESOTA AS FOLLOWS:**

1. The donations described above are accepted and shall be used for the expenses specified by the donor. If no specific expenses are stated, they shall be used for general expenses of the department specified.

I certify that the above resolution was adopted by the City Council of the City of Sleepy Eye on January 11th, 2022.

\_\_\_\_\_  
Wayne A. Pelzel, Mayor

I hereby certify and attest that the City Council of the City of Sleepy Eye Minnesota, did pass the above Resolution on January 11<sup>th</sup>, 2022 in accordance with the Charter Provisions and state laws provided therefore.

Dated: January 11<sup>th</sup>, 2022

\_\_\_\_\_  
Michelle Strate, City Clerk

State of Minnesota    )  
                                  )ss.  
County of Brown     )

This instrument was acknowledged before me on January 11, 2022, 2021, by Wayne A. Pelzel as Mayor, and by Michelle Strate as City Clerk, of the City of Sleepy Eye, a Municipal Corporation.

\_\_\_\_\_  
Notary Public

EXTRACT OF MINUTES OF A MEETING  
OF THE CITY COUNCIL OF THE  
CITY OF SLEEPY EYE, MINNESOTA

HELD: January 11, 2022

Pursuant to due call and notice thereof, a meeting of the City Council of the City of Sleepy Eye, Brown County, Minnesota, was duly called and held at the City Hall in said City on Tuesday, the 11<sup>th</sup> day of January, 2021, at 7:00 p.m.

The following members were present:

and the following were absent:

Member \_\_\_\_\_ introduced the following resolution and moved its adoption:

RESOLUTION NO. 2-2022

RESOLUTION APPROVING PROPERTY TAX ABATEMENTS  
AND AUTHORIZING EXECUTION OF  
A TAX ABATEMENT AGREEMENT

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

1. Recitals.

(a) The City proposes to approve tax abatements in connection with the construction of a 72-unit workforce apartment project (the "Project"). The City proposes to use the abatement for the Project as provided for in Minnesota Statutes, Sections 469.1812 through 469.1815 (the "Abatement Law"), from the property taxes to be levied by the City on Parcel ID Numbers 002.756.001.01.010 and 002.756.001.02020 and the adjacent right of way which will be combined to create a new parcel on which the apartment project will be constructed (the "Tax Abatement Property").

(b) On this date, the Council held a public hearing on the question of the Abatement, (as defined below) and said hearing was preceded by at least 10 days but not more than 30 days prior published notice thereof at which all interested persons appeared and were heard.

(c) It is proposed that the City will enter into a Tax Abatement Agreement (the "Tax Abatement Agreement"), which provides for the use of tax abatements to finance the Project.

(d) The City proposes to approve tax abatements on a portion of the City's share of property taxes on the Tax Abatement Property in the amount of \$580,204 for a term of up to fifteen (15) years to finance a portion of the costs of the Project.

(e) The Abatement is authorized under the Abatement Law.

2. Findings for the Abatement. The City Council hereby makes the following findings:

(a) The tax abatement is the City's share of real estate taxes which relate to the Project being constructed on the Tax Abatement Property and not the real estate taxes that relate to the value of the land (the "Abatement").

(b) The Council expects the benefits to the City of the Abatement to be at least equal or exceed the costs to the City thereof.

(c) Granting the Abatement is in the public interest because it will increase (i) increase or preserve tax base; and (ii) help provide access to services for residents of the political subdivision;

(d) The Tax Abatement Property is not located in a tax increment financing district.

(e) In any year, the total amount of property taxes abated by the City by this and other resolutions and agreements, does not exceed the greater of ten percent (10%) of the net tax capacity of the City for the taxes payable year to which the abatement applies or \$200,000, whichever is greater. The City may grant other abatements permitted under the Abatement Law after the date of this resolution, provided that to the extent the total abatements in any year exceed the Abatement Limit the allocation of the Abatement limit to such other abatements is subordinate to the Abatement granted by this resolution.

3. Terms of Abatement. The Abatement is hereby approved. The terms of the Abatement are as follows:

(a) The Abatement shall be for up to fifteen (15) years commencing with taxes payable 2024 and shall not exceed \$580,204. The City reserves the right to modify the commencement date but the abatement period shall not exceed fifteen (15) years.

(b) The City will provide the Abatement as provided in this resolution.

(c) In accordance with Section 469.1815 of the Act, the City will add to its levy in each year during the term of the Abatement the total estimated amount of current year Abatement granted under this resolution.

(d) The Abatement shall be subject to all the terms and limitations of the Abatement Law.

4. Approval of Tax Abatement Agreement.

(a) The Council hereby approves a Tax Abatement Agreement providing for payment of the Abatement in substantially the form submitted, and the Mayor and City Manager are hereby authorized and directed to execute the Tax Abatement Agreement on behalf of the City.

(b) The approval hereby given to the Tax Abatement Agreement includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by the City officials authorized by this resolution to execute the Tax Abatement Agreement. The execution of the Tax Abatement Agreement by the appropriate officer or officers of the City shall be conclusive evidence of the approval of the Tax Abatement Agreement in accordance with the terms hereof

The motion for the adoption of the foregoing resolution was made by member \_\_\_\_\_ and duly seconded by member \_\_\_\_\_ and, upon a vote being taken thereon after full discussion thereof, the following voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.

STATE OF MINNESOTA            )  
  ) ss.  
COUNTY OF BROWN            )

I, the undersigned, being the duly qualified and acting City Clerk of the City of Sleepy Eye, Minnesota (the "City"), DO HEREBY CERTIFY that attached hereto is a compared, true and correct copy of a resolution approving the abatement of property taxes by the City, duly adopted by the City Council of the City on January 11, 2022, at a regular meeting thereof duly called and held, as on file and of record in my office, which resolution has not been amended, modified or rescinded since the date thereof, and is in full force and effect as of the date hereof, and that the attached Extract of Minutes as to the adoption of such resolution is a true and accurate account of the proceedings taken in passage thereof.

WITNESS My hand this 11<sup>th</sup> day of January, 2022.

\_\_\_\_\_  
City Clerk

EXTRACT OF MINUTES OF A MEETING  
OF THE CITY COUNCIL OF THE  
CITY OF SLEEPY EYE, MINNESOTA

HELD: January 11, 2022

Pursuant to due call and notice thereof, a meeting of the City Council of the City of Sleepy Eye, Brown County, Minnesota, was duly called and held at the City Hall in said City on Tuesday, the 11<sup>th</sup> day of January, 2021, at 7:00 p.m.

The following members were present:

and the following were absent:

Member \_\_\_\_\_ introduced the following resolution and moved its adoption:

RESOLUTION NO. 3-2022

RESOLUTION APPROVING PROPERTY TAX ABATEMENTS  
AND AUTHORIZING EXECUTION OF  
A TAX ABATEMENT AGREEMENT

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

1. Recitals.

(a) The City proposes to approve tax abatements in connection with the construction of a car wash in the City (the "Project"). The City proposes to use the abatement for the Project as provided for in Minnesota Statutes, Sections 469.1812 through 469.1815 (the "Abatement Law"), from the property taxes to be levied by the City on Parcel ID Number 002.757.01.03030 (the "Tax Abatement Property").

(b) On this date, the Council held a public hearing on the question of the Abatement, (as defined below) and said hearing was preceded by at least 10 days but not more than 30 days prior published notice thereof at which all interested persons appeared and were heard.

(c) It is proposed that the City will enter into a Tax Abatement Agreement (the "Tax Abatement Agreement"), which provides for the use of tax abatements to finance the Project.

(d) The City proposes to approve tax abatements on a portion of the City's share of property taxes on the Tax Abatement Property in the amount of \$45,000 for a term of up to fifteen (15) years to finance a portion of the costs of the Project.

(e) The Abatement is authorized under the Abatement Law.

2. Findings for the Abatement. The City Council hereby makes the following findings:

(a) The tax abatement is the City's share of real estate taxes which relate to the Project being constructed on the Tax Abatement Property and not the real estate taxes that relate to the value of the land (the "Abatement").

(b) The Council expects the benefits to the City of the Abatement to be at least equal or exceed the costs to the City thereof.

(c) Granting the Abatement is in the public interest because it will (i) increase or preserve tax base; and (ii) provide employment opportunities in the political subdivision;

(d) The Tax Abatement Property is not located in a tax increment financing district.

(e) In any year, the total amount of property taxes abated by the City by this and other resolutions and agreements, does not exceed the greater of ten percent (10%) of the net tax capacity of the City for the taxes payable year to which the abatement applies or \$200,000, whichever is greater. The City may grant other abatements permitted under the Abatement Law after the date of this resolution, provided that to the extent the total abatements in any year exceed the Abatement Limit the allocation of the Abatement limit to such other abatements is subordinate to the Abatement granted by this resolution.

3. Terms of Abatement. The Abatement is hereby approved. The terms of the Abatement are as follows:

(a) The Abatement shall be for up to fifteen (15) years commencing with taxes payable 2024 and shall not exceed \$45,000. The City reserves the right to modify the commencement date but the abatement period shall not exceed fifteen (15) years.

(b) The City will provide the Abatement as provided in this resolution.

(c) In accordance with Section 469.1815 of the Act, the City will add to its levy in each year during the term of the Abatement the total estimated amount of current year Abatement granted under this resolution.

(d) The Abatement shall be subject to all the terms and limitations of the Abatement Law.

4. Approval of Tax Abatement Agreement.

(a) The Council hereby approves a Tax Abatement Agreement providing for payment of the Abatement in substantially the form submitted, and the Mayor and City Manager are hereby authorized and directed to execute the Tax Abatement Agreement on behalf of the City.

(b) The approval hereby given to the Tax Abatement Agreement includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by the City officials authorized by this resolution to execute the Tax Abatement Agreement. The execution of the Tax Abatement Agreement by the appropriate officer or officers of the City shall be conclusive evidence of the approval of the Tax Abatement Agreement in accordance with the terms hereof

The motion for the adoption of the foregoing resolution was made by member \_\_\_\_\_ and duly seconded by member \_\_\_\_\_ and, upon a vote being taken thereon after full discussion thereof, the following voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.



STATE OF MINNESOTA            )  
  ) ss.  
COUNTY OF BROWN            )

I, the undersigned, being the duly qualified and acting City Clerk of the City of Sleepy Eye, Minnesota (the "City"), DO HEREBY CERTIFY that attached hereto is a compared, true and correct copy of a resolution approving the abatement of property taxes by the City, duly adopted by the City Council of the City on January 11, 2022, at a regular meeting thereof duly called and held, as on file and of record in my office, which resolution has not been amended, modified or rescinded since the date thereof, and is in full force and effect as of the date hereof, and that the attached Extract of Minutes as to the adoption of such resolution is a true and accurate account of the proceedings taken in passage thereof.

WITNESS My hand this 11<sup>th</sup> day of January, 2022.

\_\_\_\_\_  
City Clerk

**RESOLUTION #4-2022**

RESOLUTION FOR LOT SPLIT FOR SNOW'S 2<sup>ND</sup> POND TRIANGLE

WHEREAS, the City Code for the City of Sleepy Eye, Minnesota, provides that no division of an existing parcel of land within the City shall be filed, or accepted for filing, by the Brown County Recorder unless it is accompanied by a certified copy of a Resolution adopted by the City Council approving such division; and

WHEREAS, the City of Sleepy Eye (hereinafter collectively "City") is the owner of Outlot A of Snow Second Addition, City of Sleepy Eye, Brown County, Minnesota; and

WHEREAS, the City is conveying a portion of the above-described property to Jeffrey and Caitlyn Pietig, spouses married to each other, as joint tenants.

NOW, THEREFORE, BE IT RESOLVED, the City Council for the City of Sleepy Eye hereby approves the division of the real estate legally described as follows:

Outlot A of Snow Second Addition, City of Sleepy Eye, Brown County, Minnesota;  
into TWO separate parcels being legally described in the attached Exhibit "A" and "B".

Said Resolution was passed on \_\_\_\_\_, 2022.

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
Wayne Pelzel, Mayor of the City of Sleepy Eye

\_\_\_\_\_  
Russell "Bob" Elston, City Manager

**Exhibit "A"**

Outlot A of Snow Second Addition, City of Sleepy Eye, Brown County, Minnesota, excepting therefrom the following parcel:

That part of the Outlot A in Snow Second Addition, City of Sleepy Eye, Brown County, Minnesota, legally described as follows:

Commencing at the southeast corner of Outlot A in Snow Second Addition, City of Sleepy Eye, Brown County, Minnesota, as the point of beginning, thence west, along the south line of Outlot A, a distance of 230 feet; thence northeasterly a distance of 366.231 feet to a point on the east line of said Outlot A, said point being 285 feet north of the southeast corner of said Outlot A; thence south, along the east line of said Outlot A, a distance of 285 feet, to the point of beginning.

**Exhibit "B"**

That part of the Outlot A in Snow Second Addition, City of Sleepy Eye, Brown County, Minnesota, legally described as follows:

Commencing at the southeast corner of Outlot A in Snow Second Addition, City of Sleepy Eye, Brown County, Minnesota, as the point of beginning, thence west, along the south line of Outlot A, a distance of 230 feet; thence northeasterly a distance of 366.231 feet to a point on the east line of said Outlot A, said point being 285 feet north of the southeast corner of said Outlot A; thence south, along the east line of said Outlot A, a distance of 285 feet, to the point of beginning.

RESOLUTION #6-2022

ACCEPTING DONATION(S) TO THE CITY

**WHEREAS**, The City of Sleepy Eye, Minnesota, is generally authorized to accept donations of real and personal property pursuant to Minnesota Statutes Section 465.03 for the benefit of its citizens, and is specifically authorized to accept gifts and bequests for the benefit of the City of Sleepy Eye and its citizens pursuant to Minnesota statutes Section 471.17; and

**WHEREAS**, The following persons and entities have offered to contribute the cash amounts set forth below:

<u>Name of Donor</u>	<u>Amount</u>	<u>For/In Memory of</u>
Mark Thomas Company	\$2,500.00	Park Benches
Lillian Stimpert	\$50.00	Law enforcement

**WHEREAS**, The City Council finds that it is appropriate to accept the donations offered.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SLEEPY EYE, MINNESOTA AS FOLLOWS:**

1. The donations described above are accepted and shall be used for the expenses specified by the donor. If no specific expenses are stated, they shall be used for general expenses of the department specified.

I certify that the above resolution was adopted by the City Council of the City of Sleepy Eye on March 8th, 2022.

\_\_\_\_\_  
Wayne A. Pelzel, Mayor

I hereby certify and attest that the City Council of the City of Sleepy Eye Minnesota, did pass the above Resolution on March 8<sup>th</sup>, 2022 in accordance with the Charter Provisions and state laws provided therefore.

Dated: March 8<sup>th</sup>, 2022

\_\_\_\_\_  
Michelle Strate, City Clerk

State of Minnesota    )  
                                  )ss.  
County of Brown     )

This instrument was acknowledged before me on March 8th, 2022, 2021, by Wayne A. Pelzel as Mayor, and by Michelle Strate as City Clerk, of the City of Sleepy Eye, a Municipal Corporation.

\_\_\_\_\_  
Notary Public

**Resolution #7-2022**

**Re-establishing Precincts and Polling Places**

**WHEREAS**, the legislature of the State of Minnesota has been redistricted; and

**WHEREAS**, Minnesota Statute section 204B.14, subd. 3 (d) requires that precinct boundaries must be reestablished within 60 days of when the legislature has been redistricted or at least 19 weeks before the state primary election, whichever comes first.

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Sleepy Eye, County of Brown, State of Minnesota hereby reestablishes the boundaries of the voting Wards as follows:

**Ward 1** – All that portion of the City of Sleepy Eye, situated, lying and being west of the center line of First Avenue extended south to the City Limits and north to St. Mary’s Street thence east to Third Avenue thence north to the City Limits.

**Ward 2** – All that portion of the City of Sleepy Eye, situated, lying and being east of the center line of First Avenue extended south to the City Limits thence east to Third Avenue thence north to the City Limits.

**BE IT FURTHER RESOLVED** that the polling place will be the Sleepy Eye Community Center/Senior Center, 115 2<sup>nd</sup> Avenue NE, Sleepy Eye, Minnesota.

Attached to this resolution, for illustrative purposes, is a map showing said Wards and the location of each polling place.

Adopted by the City Council this 8th day of March, 2022.

\_\_\_\_\_  
Wayne Pelzel, Mayor

Attest:

\_\_\_\_\_  
Michelle Strate, City Clerk

**RESOLUTION #8-2022**  
**A RESOLUTION SUPPORTING HOUSING AND LOCAL DECISION-MAKING**  
**AUTHORITY**

**WHEREAS**, local elected decision-makers are in the best position to determine the health, safety, and welfare regulations that best serve the unique needs of their constituents; and

**WHEREAS**, zoning regulation is an important planning tool that benefits communities economically and socially, improves health and wellness, and helps conserve the environment; and

**WHEREAS**, local zoning regulation allows communities to plan for the use of land transparently, involving residents through public engagement; and

**WHEREAS**, cities across the state are keenly aware of the distinct housing challenges facing their communities and they target those local housing challenges with available tools; and

**WHEREAS**, multiple bills restricting local decision-making related to housing have been introduced in the 2021-2022 biennium.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF** \_\_\_\_\_ that this Council supports local decision-making authority and opposes legislation that restricts the ability for local elected officials to respond to the needs of their communities.

**LET IT ALSO BE RESOLVED** that this Council supports housing policy that advances solutions to support full housing spectrum solutions, local innovation, incentives instead of mandates, and community-specific solutions throughout Minnesota.

**ADOPTED** by the Sleepy Eye City Council this \_\_\_\_ day of \_\_\_\_\_, 2022.

EXTRACT OF MINUTES OF A MEETING OF THE  
CITY COUNCIL OF THE  
CITY OF SLEEPY EYE, MINNESOTA

HELD: MARCH 8, 2022

Pursuant to due call and notice thereof, a regular or special meeting of the City Council of the City of Sleepy Eye, Brown County, Minnesota, was duly held at City Hall on March 8, 2022 at 7:00 p.m., for the purpose in part of calling for a public hearing on property tax abatements.

The following members were present:

and the following were absent:

Member \_\_\_\_\_ introduced the following resolution and moved its adoption:

RESOLUTION NO. 9-2022

RESOLUTION CALLING FOR A PUBLIC HEARING ON PROPOSED PROPERTY TAX  
ABATEMENTS

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

1. Recitals.
  - (a) Minnesota Statutes, Sections 469.1812 through 469.1815, as amended, both inclusive, authorize the City, upon satisfaction of certain conditions, to grant an abatement of all or a part of the taxes levied by the City on real property within its boundaries.
  - (b) It is a legal requirement that the City hold a public hearing prior to adoption of a resolution granting any property tax abatements.
2. Hearing. A public hearing on the consideration of the property tax abatement will be held at the time and place set forth in the Notice of Hearing attached hereto as Exhibit A and hereby made a part hereof.
3. Notice. The City Manager is hereby authorized and directed to cause notice of said hearing in substantially the form attached hereto as Exhibit A to be given one publication in a newspaper of general circulation in the City at least 10 days but not more than 30 days before

the hearing. The newspaper must be one of general interest and readership in the City, and the notice must be published at least once.

Councilmember \_\_\_\_\_ moved for the adoption of the foregoing resolution, and said motion was duly seconded by Councilmember \_\_\_\_\_, and upon a vote being taken thereon after full discussion thereof, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

Adopted on March 8, 2022, by the City Council of the City of Sleepy Eye, Minnesota.



STATE OF MINNESOTA            )  
  ) ss.  
COUNTY OF BROWN            )

I, the undersigned, being the duly qualified and acting City Clerk of the City of Sleepy Eye, Minnesota (the "City"), DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council of the City, duly called and held on the date therein indicated, insofar as such minutes relate to the calling of a public hearing on a proposed property tax abatement.

WITNESS my hand this 8<sup>th</sup> day of March, 2022.

\_\_\_\_\_  
City Clerk  
City of Sleepy Eye, Minnesota

EXHIBIT A

CITY OF SLEEPY EYE, MINNESOTA

NOTICE OF PUBLIC HEARING  
REGARDING PROPOSED PROPERTY TAX ABATEMENTS

Notice is hereby given that the City Council of the City of Sleepy Eye, Minnesota (the "City"), will hold a public hearing at a regular meeting of the City Council beginning at 7:00 P.M., on Tuesday, April 12, 2022, at the City Hall, 200 Main Street East, Sleepy Eye, Minnesota, in connection with the proposed construction of an approximately 72-unit workforce apartment project to be constructed in two phases (the "Project"). The City will grant an abatement of property taxes to be levied by the City on all or a portion of Parcel ID Numbers 002.756.001.01.010 and 002.756.001.02020 and the adjacent right of way which will be combined to create a new parcel on which the Project will be constructed (the "Property"). The total amount of the taxes proposed to be abated by the City on the Project Property for a period not to exceed 15 years is estimated to be not more than \$967,708. The City Council will consider granting a property tax abatement in connection with the Project.

All persons may attend in person, via telephone or electronically at the April 12, 2022 public hearing and present their views to the City Council orally; or if in writing contact the City Manager's office at 200 Main Street East, Sleepy Eye, MN 56085 or 507-794-3731.

BY ORDER OF THE CITY COUNCIL

/s/ Bob Elston, City Manager

EXTRACT OF MINUTES OF A MEETING  
OF THE CITY COUNCIL OF THE  
CITY OF SLEEPY EYE, MINNESOTA

HELD: APRIL 12, 2022

Pursuant to due call and notice thereof, a meeting of the City Council of the City of Sleepy Eye, Brown County, Minnesota, was duly called and held at the City Hall in said City on Tuesday, the 12<sup>th</sup> day of April 2022, at 7:00 p.m.

The following members were present:

and the following were absent:

Member \_\_\_\_\_ introduced the following resolution and moved its adoption:

RESOLUTION NO. 10-2022

RESOLUTION RESCINDING RESOLUTION NO. 2-2022 ADOPTED ON JANUARY 11,  
2022 AND RESOLUTION APPROVING PROPERTY TAX ABATEMENTS AND  
AUTHORIZING EXECUTION OF A TAX ABATEMENT AGREEMENT

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

1. Recitals.

(a) At the regular meeting of the Council held on January 11, 2022, following a public hearing, the Council adopted a resolution entitled "Resolution Approving Property Tax Abatements and Authorizing Execution of a Tax Abatement Agreement (the "Resolution").

(b) The City staff has informed the Council that certain provisions of the Resolution need to be revised and therefore it is recommended that the Resolution be rescinded.

(c) The City proposes to approve tax abatements in connection with the construction of a multifamily rental housing project in the City (the "Project"). The City proposes to use the abatement for the Project as provided for in Minnesota Statutes, Sections 469.1812 through 469.1815 (the "Abatement Law"), from the property taxes to be levied by the City on Parcel ID Number 002.769.001.01.010 on which the Project will be constructed (the "Tax Abatement Property").

(d) On this date, the Council held a public hearing on the question of the Abatement, (as defined below) and said hearing was preceded by at least 10 days but not more than 30 days prior published notice thereof at which all interested persons appeared and were heard.

(e) It is proposed that the City will enter into a Tax Abatement Agreement to be entered into with Sleepy Eye Multifamily, LLC (the "Tax Abatement Agreement"), which provides for the use of tax abatements to finance the Project.

(f) The City proposes to approve tax abatements on a portion of the City's share of property taxes on the Tax Abatement Property in the amount of \$861,172 for a term of up to fifteen (15) years to finance a portion of the costs of the Project.

(g) The Abatement is authorized under the Abatement Law.

2. Findings for the Abatement. The City Council hereby makes the following findings:

(a) The tax abatement is the City's share of real estate taxes which relate to the Project and the Tax Abatement Property (the "Abatement").

(b) The Council expects the benefits to the City of the Abatement to be at least equal or exceed the costs to the City thereof.

(c) Granting the Abatement is in the public interest because it will increase (i) increase or preserve tax base; and (ii) help provide access to services for residents of the political subdivision;

(d) The Tax Abatement Property is not located in a tax increment financing district.

(e) In any year, the total amount of property taxes abated by the City by this and other resolutions and agreements, does not exceed the greater of ten percent (10%) of the net tax capacity of the City for the taxes payable year to which the abatement applies or \$200,000, whichever is greater. The City may grant other abatements permitted under the Abatement Law after the date of this resolution, provided that to the extent the total abatements in any year exceed the Abatement Limit the allocation of the Abatement limit to such other abatements is subordinate to the Abatement granted by this resolution.

3. Terms of Abatement. The Abatement is hereby approved. The terms of the Abatement are as follows:

(a) The Abatement shall be for up to fifteen (15) years commencing with taxes payable 2024 and shall not exceed \$861,172. The City reserves the right to modify the commencement date, but the abatement period shall not exceed fifteen (15) years.

(b) The City will provide the Abatement as provided in this resolution.

(c) In accordance with Section 469.1815 of the Act, the City will add to its levy in each year during the term of the Abatement the total estimated amount of current year Abatement granted under this resolution.

(d) The Abatement shall be subject to all the terms and limitations of the Abatement Law.

4. Approval of Tax Abatement Agreement.

(a) The Council hereby approves a Tax Abatement Agreement providing for payment of the Abatement in substantially the form submitted, and the Mayor and City Manager are hereby authorized and directed to execute the Tax Abatement Agreement on behalf of the City.

(b) The approval hereby given to the Tax Abatement Agreement includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by the City officials authorized by this resolution to execute the Tax Abatement Agreement. The execution of the Tax Abatement Agreement by the appropriate officer or officers of the City shall be conclusive evidence of the approval of the Tax Abatement Agreement in accordance with the terms hereof

The motion for the adoption of the foregoing resolution was made by member \_\_\_\_\_ and duly seconded by member \_\_\_\_\_ and, upon a vote being taken thereon after full discussion thereof, the following voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.

STATE OF MINNESOTA            )  
  ) ss.  
COUNTY OF BROWN            )

I, the undersigned, being the duly qualified and acting City Clerk of the City of Sleepy Eye, Minnesota (the "City"), DO HEREBY CERTIFY that attached hereto is a compared, true and correct copy of a resolution approving the abatement of property taxes by the City, duly adopted by the City Council of the City on April 14, 2022, at a regular meeting thereof duly called and held, as on file and of record in my office, which resolution has not been amended, modified or rescinded since the date thereof, and is in full force and effect as of the date hereof, and that the attached Extract of Minutes as to the adoption of such resolution is a true and accurate account of the proceedings taken in passage thereof.

WITNESS My hand this 14<sup>th</sup> day of April, 2022.

---

City Clerk

RESOLUTION #11-2022

ACCEPTING DONATION(S) TO THE CITY

WHEREAS, The City of Sleepy Eye, Minnesota, is generally authorized to accept donations of real and personal property pursuant to Minnesota Statutes Section 465.03 for the benefit of its citizens, and is specifically authorized to accept gifts and bequests for the benefit of the City of Sleepy Eye and its citizens pursuant to Minnesota statutes Section 471.17; and

WHEREAS, The following persons and entities have offered to contribute the cash amounts set forth below:

<u>Name of Donor</u>	<u>Amount</u>	<u>For/In Memory of</u>
Nuvera	\$500	150 <sup>th</sup> Celebration
L.A. Amundson Foundation	\$10,000	Kayaks at Sportsmen’s Park
Mathiowetz Construction	\$5,000	Sleepy Eye Ambulance
Mathiowetz Construction	\$5,000	Sleepy Eye Fire Department

WHEREAS, The City Council finds that it is appropriate to accept the donations offered.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SLEEPY EYE, MINNESOTA AS FOLLOWS:**

1. The donations described above are accepted and shall be used for the expenses specified by the donor. If no specific expenses are stated, they shall be used for general expenses of the department specified.

I certify that the above resolution was adopted by the City Council of the City of Sleepy Eye on April 12<sup>th</sup>, 2022.

---

Wayne A. Pelzel, Mayor

I hereby certify and attest that the City Council of the City of Sleepy Eye Minnesota, did pass the above Resolution on April 12<sup>th</sup>, 2022, in accordance with the Charter Provisions and state laws provided therefore.

Dated: April 12<sup>th</sup>, 2022

---

Michelle Strate, City Clerk

State of Minnesota    )  
                                   )ss.  
 County of Brown     )

This instrument was acknowledged before me on April 12<sup>th</sup>, 2022, by Wayne A. Pelzel as Mayor, and by Michelle Strate as City Clerk, of the City of Sleepy Eye, a Municipal Corporation.

---

Notary Public

RESOLUTION #12-2022

ACCEPTING DONATION(S) TO THE CITY

**WHEREAS**, The City of Sleepy Eye, Minnesota, is generally authorized to accept donations of real and personal property pursuant to Minnesota Statutes Section 465.03 for the benefit of its citizens, and is specifically authorized to accept gifts and bequests for the benefit of the City of Sleepy Eye and its citizens pursuant to Minnesota statutes Section 471.17; and

**WHEREAS**, The following persons and entities have offered to contribute the cash amounts set forth below:

<u>Name of Donor</u>	<u>Amount</u>	<u>For/In Memory of</u>
H&D Underground	\$300.00	Fire Department

**WHEREAS**, The City Council finds that it is appropriate to accept the donations offered.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SLEEPY EYE, MINNESOTA AS FOLLOWS:**

1. The donations described above are accepted and shall be used for the expenses specified by the donor. If no specific expenses are stated, they shall be used for general expenses of the department specified.

I certify that the above resolution was adopted by the City Council of the City of Sleepy Eye on May 10<sup>th</sup>, 2022.

\_\_\_\_\_  
Wayne A. Pelzel, Mayor

I hereby certify and attest that the City Council of the City of Sleepy Eye Minnesota, did pass the above Resolution on May 10<sup>th</sup>, 2022, in accordance with the Charter Provisions and state laws provided therefore.

Dated: May 10<sup>th</sup>, 2022

\_\_\_\_\_  
Michelle Strate, City Clerk

State of Minnesota    )  
                                  )ss.  
County of Brown     )

This instrument was acknowledged before me on May 10<sup>th</sup>, 2022, by Wayne A. Pelzel as Mayor, and by Michelle Strate as City Clerk, of the City of Sleepy Eye, a Municipal Corporation.

\_\_\_\_\_  
Notary Public



## **RESOLUTION 13-2022**

A RESOLUTION SETTING A PUBLIC HEARING ON THE PROPOSED VACATION OF THE PREVIOUSLY DEDICATED ALLEY BETWEEN LOT 3 AND LOT 4, WITHIN BLOCK 2 OF SNOW FIRST ADDITION

WHEREAS, the City Council pursuant to Minnesota Statute § 412.851 desires to consider the vacation of the “ALLEY” between Lot 3 and Lot 4, Block 2 of Snow First Addition in the City of Sleepy Eye, Brown County, Minnesota.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SLEEPY EYE, MINNESOTA, AS FOLLOWS:

The City Council will consider the vacation of such alley and a public hearing shall be held on such proposed vacation on the 14th day of June, 2022, in the Council Chambers located at 200 Main Street East, Sleepy Eye, at 7:00pm; and

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to give published, posted and mailed notice of such hearing as required by law.

Passed by the City Council of Sleepy Eye, Minnesota this 10th day of May, 2022.

/s/Wayne Pelzel  
Mayor

Attested:

/s/Michelle Strate  
City Clerk

Published in the Sleepy Eye HERALD  
DISPATCH, Sleepy Eye, Minnesota, on  
May 26, 2022

## **RESOLUTION 14-2022**

A RESOLUTION VACATING PREVIOUSLY DEDICATED ALLEY BETWEEN LOT 3 AND LOT 4, WITHIN BLOCK 2 OF SNOW FIRST ADDITION DEDICATED IN SNOW THIRD ADDITION

WHEREAS, the City Council previously passed Resolution No. 13-2022 noting its interest in vacating, pursuant to Minnesota Statute § 412.851, that certain “ALLEY” between Lot 3 and Lot 4, Block 2 of Snow First Addition in the City of Sleepy Eye, Brown County, Minnesota, and setting a public hearing to consider the vacation of such street; and

WHEREAS, a public hearing to consider the vacation of such street was held on the 14th day of June, 2022, before the City Council in the Council Chambers located at 200 Main Street East, Sleepy Eye, at 7pm, after due published and posted notice had been given, as well as personal mailed notice to all affected property owners and all interested and affected persons were given an opportunity to voice their concerns and be heard; and

WHEREAS, any person, corporation or public body owning or controlling easements contained upon the property vacated, reserves the right to continue maintaining the same or to enter upon such way or portion thereof vacated to maintain, repair, replace or otherwise attend thereto; and

WHEREAS, the Council in its discretion has determined that the vacation will benefit the public interest because the vacation of the street will lead to and continue to facilitate the development of the property underlying the previously dedicated street herein; and

WHEREAS, four-fifths of all members of the City Council concur in this resolution.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SLEEPY EYE, MINNESOTA, AS FOLLOWS:

That such vacation is hereby granted and the property legally described as follows is hereby vacated:

All of that certain “ALLEY”, lying South of Maple St SE, lying directly West of Lot 3, in Block 2 of Snow First Addition, City of Sleepy Eye, Brown County, Minnesota

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are hereby authorized to sign all documents necessary to effectuate the intent of this resolution and file a notice of this vacation as required by law.

Passed by the City Council of Sleepy Eye, Minnesota this 14th day of June, 2021.

---

Mayor

Attested:

---

City Clerk

RESOLUTION #15-2022

ACCEPTING DONATION(S) TO THE CITY

WHEREAS, The City of Sleepy Eye, Minnesota, is generally authorized to accept donations of real and personal property pursuant to Minnesota Statutes Section 465.03 for the benefit of its citizens, and is specifically authorized to accept gifts and bequests for the benefit of the City of Sleepy Eye and its citizens pursuant to Minnesota statutes Section 471.17; and

WHEREAS, The following persons and entities have offered to contribute the cash amounts set forth below:

<u>Name of Donor</u>	<u>Amount</u>	<u>For/In Memory of</u>
Sleepy Eye Saddle Club	\$435.00	Fire Department
Sleepy Eye Saddle Club	\$435.00	Ambulance Service
Sleepy Eye Sportsmen’s Club	\$1,000.00	Police – Body Cams
Tony and Amanda Fuchs	\$25.00	Kevin Reinarts – for Ambulance
Joleen Greene	\$35.00	Kevin Reinarts – for Ambulance
Lori Neidecker	\$50.00	Kevin Reinarts – for Ambulance
Sylvia Quade	\$20.00	Kevin Reinarts – for Ambulance
Mark Thomas Co.	\$1,575	Restoration of Chief Sleepy Eye Statue
Gary and Diane Lambrecht	\$100	Kevin Reinarts – for Ambulance
Lisa Hoffmann	\$250	Swing at the Lake

WHEREAS, The City Council finds that it is appropriate to accept the donations offered.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SLEEPY EYE, MINNESOTA AS FOLLOWS:**

1. The donations described above are accepted and shall be used for the expenses specified by the donor. If no specific expenses are stated, they shall be used for general expenses of the department specified.

I certify that the above resolution was adopted by the City Council of the City of Sleepy Eye on June 14<sup>th</sup>, 2022.

\_\_\_\_\_  
Wayne A. Pelzel, Mayor

I hereby certify and attest that the City Council of the City of Sleepy Eye Minnesota, did pass the above Resolution on June 14<sup>th</sup>, 2022, in accordance with the Charter Provisions and state laws provided therefore.

Dated: June 14<sup>th</sup>, 2022

\_\_\_\_\_  
Michelle Strate, City Clerk

State of Minnesota    )  
                                  )ss.  
County of Brown     )

This instrument was acknowledged before me on June 14<sup>th</sup>, 2022, by Wayne A. Pelzel as Mayor, and by Michelle Strate as City Clerk, of the City of Sleepy Eye, a Municipal Corporation.

\_\_\_\_\_  
Notary Public