

**SHAMROCK TOWNSHIP
PUBLIC HEARING
Thursday, July 22, 2010**

Board Chairman Charles Quale called the public hearing to order at 6:15 p.m. Present were Supervisors Nancy Karjalahti and Ron Smith, Clerk Candace Bartel, Ross Wagner, Aitkin County Economic Development and Forest Industry Coordinator, Don Proulx representing Big Sandy Holdings, LLC.

The purpose of the public hearing was to consider approving five-year tax deferral abatement assistance for Big Sandy Holdings, LLC.

Ross Wagner explained ways a jurisdiction can do tax abatement and stated that this is actually a tax deferral and abatement on the penalties and interest. He explained the county's basis for approving the Big Sandy Holdings tax deferral and abatement agreement. Some of the areas considered were: helping the developer get the project going, job creation was a main factor, and the decline in the market value of the property would continue if the property was left empty. The county plan is a five-year plan with no taxes being collected in the first five years and beginning in year six through ten the taxes will be approximately double. If a property within the development is sold in the first five years, the taxes are paid right away and the abatement ends.

Don was looking for ways to defer some of the first few years' expenses. They had the option to go to tax court to have the assessed value lowered and decided not to due to the cooperation from the county and potentially the township. He feels this is a unique property in that has been over-developed and is being taxed yet it is not all income generating and capital will need to be invested to get parcels ready to sell. They are currently working on erosion control, maintenance and rehabbing are being done, they have hired employees for the lodge, bar and restaurant, and local contractors are working there as well.

Don shared that there is interest in purchases of the housing units and the townhouses and they are working on selling some shell units with the buyers finishing the interior.

Nancy Karjalahti moved to approve Resolution 2010-4, Tax Deferral Abatement Assistance for Big Sandy Holdings, LLC, with Shamrock Township, Exhibit A (legal descriptions) and Exhibit B (Tax Deferral Abatement Financing Agreement), seconded by Ron Smith; motion carried on the following vote: Karjalahti, aye; Smith, aye; Quale, aye. (see attached copy).

Meeting adjourned at 6:32 p.m.

Candace Bartel
Shamrock Township Clerk

Charles Quale
Shamrock Township Board Chairman

MINUTES WERE APPROVED AT THE AUGUST 12, 2010 REGULAR BOARD MEETING.