



REPUBLIC ENHANCED ENTERPRISE ZONE BOARD MEETING
MINUTES OF THURSDAY, JUNE 29, 2007
REPUBLIC COMMUNITY CENTER - CONFERENCE ROOM "A"
11:30 A.M. - 1:00 P.M.

Scott Christensen welcomed everyone to the first Republic Enhanced Enterprise Zone Meeting and thanked the members for their participation in this very important economic development tool for the City of Republic Missouri. Those in attendance were: Board Members: Pam Hedgpeth, Harold Bengsch, Brian Buckner, Mike White, and Steve Lohkamp; from the City Planning Department Wally Schrock and Scott Christensen; and from the Republic Chamber of Commerce Gail Noggle. Absent were Board members Allen Kunkel, and Neil Guion.

Scott Christensen conducted the meeting because officers had not been elected. The meeting was called to order at 11:32 a.m. and everyone referred to the agenda packet (see attached) which was provided prior to the meeting to all Board members.

The first item on the agenda (see attached information packet) was the self- introduction of EEZ Board members and others present in the meeting.

The second item was the election of officers, Chairman and Vice-Chairman. Scott Christensen asked for nominations for Chairman. Pam Hedgpeth nominated Steve Lohkamp as Chairman; his nomination was seconded by Mike White. With no other nominations a vote of the Board approved Mr. Steve Lohkamp as Chairman (5-0).

Scott Christensen asked for nominations for Vice-Chairman. Brian Buckner nominated Mike White as Vice-Chair; his nomination was seconded by Pam Hedgpeth. With no other nominations a vote of the Board approved Mr., Mike White as Vice-Chairman (5-0).

Chairman Steve Lohkamp asked Scott Christensen to continue leading this first meeting since Scott had prepared all of the data being presented to the Board.

Scott Christensen gave a brief presentation of the Enhanced Enterprise Zone guidelines and how the Republic Enhanced Enterprise Zone area was determined (see attached information packet). A brief discussion by Board members on the Republic EEZ area followed with a general conclusion that the zone offers very good potential for economic development and job creation. A motion to approve the Republic EEZ as shown was made by Brian Buckner and seconded by Harold Bengsch. Motion carried with a vote of (5) Aye and (0) Nay.

Scott Christensen introduced the next item on the agenda which was the establishment of the percentage of local real property tax abatement to be offered. Scott discussed other enhanced enterprise zones in the state of Missouri and what options they were offering customers. The Board proceeded to discuss several percentage options including the offering of a percentage range based upon jobs created. After exploring the pro's and con's of the various percentage



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options the Board conclude that a percentage of 50% for 10 years was the best solution. Pam Hedgpeth then made a motion to establish the local real property tax abatement percentage at 50% for 10 years. The motion was seconded by Brian Buckner. Motion carried with a vote of (5) Aye and (0) Nay.

Scott Christensen opened discussion on the topic of Business Cluster Targets for the Republic EEZ. An email from board member Allen Kunkel which addressed each of the agenda items was referenced; Allen introduced adding the topic of "Professional Services" such as call centers to our list of Business Cluster Targets. A general discussion of the board followed and everyone agreed that Allen's suggestion was a good idea. Brian Buckner made a motion that the Business Cluster Targets be amended to include the topic of "Professional Services". The motion was seconded by Mike White. The motion carried with a vote of (5) Aye and (0) Nay.

A motion was made by Harold Bengsch to approve the Republic Enhance Enterprise Zone Business Cluster Targets as presented in the attachment and as amended above with the addition of "Professional Services". The motion was seconded by Brian Buckner. The motion carried with a vote of (5) Aye and (0) Nay.

Scott Christensen opened the discussion on the number of jobs that the Republic Enhanced Enterprise Zone should set as a minimum. It was noted that the Springfield EEZ had 50 jobs as their minimum and that in most cases the smaller communities around the state with EEZ's had a smaller number of jobs required. The Board discussed at length what was appropriate for the Republic EEZ. Mike White made the point that even a company with a few employees can generate large sales dollars. Mike made a motion that the number of jobs be set at 2 (the state minimum). The motion was seconded by Harold Bengsch. The discussion continued with all members participating and weighting the pros and cons of the motion. The motion failed with a vote of (1) Aye and (4) Nay. A second motion was made by Pam Hedgpeth to set the requirement to be eligible for the Republic EEZ at 15 new jobs. The motion was seconded by Harold Bengsch. The motion carried with a vote of (5) Aye and (0) Nay.

Scott Christensen handed out sample ordinances that the City of Republic and Greene County Commission will pass in support of the Republic EEZ. The ordinances will present the items agreed to in this meeting to the City Council and Greene County Commissioners: area of the Republic EEZ, Real Property Tax Abatement % and length of time for the abatement, the Business Cluster Targets, and the number of jobs (minimum) required to qualify for the abatement. A motion was made by Brian Buckner to approve the two ordinances as amended by the information approved in this meeting. The motion was seconded by Mike White. The motion carried with a vote of (5) Aye and (0) Nay.



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The final item on the agenda was the establishment of the Public Hearing date for the Republic Enhanced Enterprise Zone. Since a 30 day notice must be published in the paper, and certified letters sent to all taxing entities, and the public hearing held before the Republic City Council, Monday August 13, 2007 is the earliest the hearing could be held. Pam Hedgpath made a motion to set the Republic Enhanced Enterprise Zone Public Hearing date of August 13, 2007 at 7:00 pm at the Republic City Hall.

The motion was seconded by Mike White. The motion carried with a vote of (5) Aye and (0) Nay.

A motion to adjourn was made by Brian Buckner and seconded Pam Hedgpeth. The motion carried with a vote of (5) Aye and (0) Nay.

Adjournment 12:20 pm.

Scott Christensen

Steve Lohkamp, Chairman