Boone County Library District
Minutes, Meeting of November 1, 2012

Board members present were Dorothy Carner, Angie Crumbliss, Susan Daly and Pat Powell, President. Lyle Johnson was absent.

Also present were Columbia Library District Board Members Sue Breyfogle, John French and Jim Jones; Lynn Behrns, Centralia City Administrator; Pat Lensmeyer, EEZ Representative for Taxing Entities; Jacob Barker, Columbia Daily Tribune; DBRL Director Melissa Carr and staff members Elinor Barrett, Amanda Burke and Jim Smith.

Call to Order
Powell called the meeting to order at 5:15 p.m. A quorum of members was present.

Public Comment
There was no public comment.

Jones entered the meeting.

Approval of Minutes
Hearing no changes, Powell declared the minutes of August 28 and 29, 2012 approved as written.

City of Centralia EEZ
Behrns distributed a map of the three census blocks that are included in the City of Centralia EEZ proposal. The organizers of the proposal have decided to offer a 10 year period of 70% tax abatement as long as a company meets conditions which include adding $100,000 in capital investment, employing an additional two people and paying those employees over the average pay rate for the area. Behrns reviewed the categories of businesses that would qualify to apply for the abatement.

Behrns stated that Boone County officials want to see the taxing entities’ support for the City of Centralia’s application, so he is visiting each taxing entity with a resolution to sign if that group is in favor of the proposal. The Centralia School District and Fire Protection District have already signed, the Centralia Library District is expected to sign soon, and the Centralia Special Road District meets on Saturday, November 3 to consider the proposal.

French entered the meeting.

Carr read aloud the resolution in support of the City of Centralia EEZ application, as drafted by Boone County officials.

Lensmeyer and Barker entered the meeting.

In response to a question from Powell, Lensmeyer guesstimated the average rate of pay in Centralia at approximately $28,000 per year.

Behrns noted that qualifying companies must also provide health insurance to employees and pay at least 50% of that insurance premium.

In response to a question from Daly regarding impact to the BCLD, Carr noted that although parts of the included census blocks do fall within the BCLD, the expected development will likely fall within the boundaries of the Centralia Library District.

Carr and Behrns pointed out that the EEZ program does not incentivize companies to move within the county; therefore, Columbia companies would not move to Centralia to gain the tax abatement benefit.

Carr noted that she talked to Patt Olsen, Director of the Centralia Public Library, and Olsen is confident the EEZ resolution will be approved by their Library Board.
Carr asked Lensmeyer if any concerns have been voiced about the EEZ application from other taxing entities, and Lensmeyer said no.

Breyfogle inquired whether the elected officials from the proposed zone are informed about the application, and Lensmeyer noted that the Northern District Commissioner for Boone County, Skip Elkin, is well-informed, as is the mayor of Centralia and the members of the school board. Berhns added that the school board has already voted to approve the resolution in support of the EEZ application, as has the Fire Protection District Board.

In response to a question from Crumbliss, Berhns said that the City of Centralia is encouraging both new construction and rehabilitating or upgrading existing buildings and properties. Crumbliss asked about the commercial building vacancy rate in Centralia and Berhns replied that there are a fair amount of vacant, but not abandoned, buildings.

In response to a question from Jones, Lensmeyer said the EEZ abatement is linked to the ownership of the property rather than the property itself.

**ACTION:** Daly moved, Carner seconded approving the resolution in support of the City of Centralia EEZ application, as drafted by Boone County officials. The vote was taken by roll call: Carner – yes; Crumbliss – yes; Daly – yes; Johnson – absent; Powell – yes. The motion passed.

Daly and Barrett exited the meeting.

In response to a question from Crumbliss, Berhns confirmed that one business has already indicated that they would apply for tax abatement by meeting EEZ conditions. He added that he didn’t know if the company would not move forward with hiring and increased capital investment if the EEZ was not approved.

Lensmeyer noted that the citizens of Centralia are embracing the EEZ.

**Miscellaneous**
Carr reminded the Board that the next DBRL Board Meeting (November 15) will be held in the new library facility in Ashland. The book brigade between the current and the new facility takes place on November 17 at 10:00 a.m. The new furniture will start arriving next week.

**Public Comment**
There was no public comment.

**Adjournment**
There being no further business, Powell adjourned the meeting at 5:55 p.m.

Minutes recorded by Amanda Burke, DBRL staff.

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Dorothy Carner, Board Secretary