

BILL NO. 2126

RESOLUTION NO. _____

A RESOLUTION PLEDGING SUPPORT FOR CONTINUED ECONOMIC DEVELOPMENT WITHIN THE CITY OF CUBA, MISSOURI, AND ADOPTING GUIDELINES FOR PROVIDING INCENTIVES TO BUSINESS AND INDUSTRIES WITHIN THE CITY THAT CONTINUE TO GROW AND EXPAND.

Recitals:

- A. The City of Cuba, Missouri, ("City") desires to continue to promote commercial and industrial development in and about the City.
- B. The Board of Aldermen of the City has determined that it is in the best interests of the City to pledge support and commit financial assistance to existing businesses and industries that continue to grow and expand within the City.
- C. The Board of Aldermen believes the best way to promote commercial and industrial growth within the City is to provide a framework of economic commitments and incentives which the City is willing to offer to business and industry in exchange for continued expansion and growth within the City.

NOW, THEREFORE, BE IT RESOLVED, AS FOLLOWS:

Section 1 - The City hereby pledges its continuing support and commitment to encourage the growth of existing business and industry in the City.

Section 2 - Commencing with the effective date hereof, the City shall offer the economic incentives set forth on the attached Exhibit "A" to any existing business or industry located within the city that meets the required standards for growth or expansion.

Section 3 - The City shall from time-to-time review and modify the economic incentives set forth herein to ensure that they are necessary and effective to maintain businesses and industries to the City.

Section 4 - The City shall work with the Cuba Development Group, Inc., a non-profit corporation, in processing and reviewing applications made under the incentive program.

Section 5 - The City may from time-to-time and on a case-by-case basis negotiate with businesses and industries willing to commit to expand within the City such further incentives as the City deems necessary and advisable.

Section 6 - This resolution shall be in full force and effect as of the date of its passage by the Board of Aldermen of the City of Cuba, Missouri.

READ AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF CUBA, MISSOURI, THIS _____ DAY OF FEBRUARY, 2024.

CODY LEATHERS, MAYOR

Attest:

LAINIE GARBO, CITY CLERK
(City Seal)

Approved this _____ day of _____, 2024.

CODY LEATHERS, MAYOR

Attest:

LAINIE GARBO, CITY CLERK

(City Seal)

Approved as to the form.

WILLIAMS, ROBINSON, RIGLER & BUSCHJOST, P.C.

By: _____

Lance B. Thurman, #51214
901 North Pine Street, Fourth Floor
Post Office Box 47
Rolla, Missouri 65402
(573) 341-2266

ATTORNEYS FOR THE CITY OF CUBA, MISSOURI

Alderman	Vote on Reading On _____, 2024
Kevin Copling	
Debbie Martin	
Dave Honea	
Warren Graddy	
Curtis Holt	
Jeff Bouse	

Exhibit "A"

1. CITY OF CUBA UTILITY USER CHARGE ABATEMENT PROGRAM

- City of Cuba (City) Electric, Water, and Sewer Utility User Charge Abatements
 - Begins 1 year after date of the approved Abatement Application
 - Abatements over 3-year period
 - Year 1: 14%
 - Year 2: 14%
 - Year 3: 14%

If a returning business, the new abatement will be on the new meter for expansion only. If it is not possible for a new meter to be installed, abatement shall be on any amount in excess of the average preceding 12-month period.

- City of Cuba offers competitive pricing of Natural Gas with streamlined access to utility
- To qualify, companies are required to:
 - File a Notice of Intent (NOI) with Cuba Development Group, Inc. (CDG)
 - Locate within the City of Cuba
 - Create a minimum of 10 new jobs
 - Capital investment of a minimum of \$250,000
 - Expansion Investment of a minimum of \$250,000
 - Expansion job creation of a minimum of 10 new jobs
 - Be current and always remain current on all payments owed to the City of Cuba. If a company is late on payments, the city, at its sole discretion, may remove that business from the program and that business may not reapply for a period of 6 months.
 - Make formal abatement application when capital/expansion expenditures are made and new jobs requirement are met.
- A. Meet all timeline requirements:
 - a. Jobs created within 12 months of the NOI
 - b. Jobs maintained throughout duration of abatement program
 - c. Capital improvements created within 12-24 months of NOI
 - d. Capital investment made within 12-24 months of NOI
- B. Meet all reporting requirements:
 - a. File all mandatory quarterly reports with the City of Cuba/CDG
 - b. If requested, allow quarterly on-site reviews of facility by City of Cuba and/or CDG
 - c. Respond to all requests from the City of Cuba and Cuba Development Group, Inc. in a timely manner.
 - d. Allow employee records to be verified by Council's designated person, and copies of records to be kept at City Hall.
- C. Process for Approval of Abatement Application
 - a. Reviewed by CDG and City
 - b. 30-day review period
 - c. Review committee

- i. CDG President
- ii. City Mayor
- iii. City Clerk
- iv. Director of Public Works or other designee of City
- v. Aldermen
- vi. City Comptroller

d. Committee recommendation brought to City Council

e. Incentive Letter Awarded by the City of Cuba- Board of Aldermen

2. City of Cuba Real Property Tax Exemption

- City of Cuba does not collect Real Property Tax
- All businesses located in the City of Cuba qualify

3. City of Cuba Personal Property Tax Exemption

- City of Cuba does not collect Personal Property Tax
- All businesses located in the City of Cuba qualify