

TENTATIVE AGENDA

REGULAR CITY COUNCIL MEETING  
CITY HALL  
COUNCIL CHAMBERS  
105 E. CENTER ST., SIKESTON

Monday, November 15, 2021  
5:00 P.M.

- I. CALL TO ORDER
- II. RECORD OF ATTENDANCE
- III. OPENING PRAYER
- IV. PLEDGE OF ALLEGIANCE
- V. ITEMS OF BUSINESS
  - A. Resolution 21-11-02, Chapter 100 Bonds for Unilever Expansion
  - B. Appoint City Representative to Sikeston Area Economic Development Corporation (SAEDC) Board of Directors
  - C. Other Items as May Be Determined During the Course of the Meeting
  
- VII. ADJOURNMENT

Dated this 12<sup>th</sup> day of November 2021

*Rhonda Council*

Rhonda Council, City Clerk

The City of Sikeston complies with ADA guidelines. Notify Rhonda Council at 471-2512 (TDD Available) to notify the City of any reasonable accommodation needed to participate in the City Council's Meeting.

# **Council Letter**

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Date of Meeting: November 15, 2021

Originating Department: City Manager

To the Mayor and City Council:

Subject: Chapter 100 Bonds for Unilever Expansion

Attachment(s):

1. Resolution #21-11-02

Action Options:

1. Adopt Resolution #21-11-02
2. Other Action Council May Deem Necessary

Background:

The City of Sikeston, The Sikeston Area Economic Development Corporation, and The Missouri Partnership (the State's business recruiting partner agency) have been negotiating with Unilever Manufacturing, which is considering an expansion of their Sikeston plant valued at \$27,000,000. While Sikeston and Missouri have not been selected for this investment yet, both the City and the State have developed incentive packages to offer the company. The City's incentive package includes Chapter 100 Bond Financing which will provide a 50% tax abatement for 10 years, as well as applicable sales and use tax exemptions for the project.

Adoption of Resolution #21-11-02 will signify the City's intent to provide Chapter 100 Bond incentives. Adoption of the resolution does not constitute final approval of the tax abatements, but rather kicks off a process whereby notices with draft bond agreements and plans will be sent to affected taxing jurisdictions, with the City Council then meeting at a future date to consider approving the incentives and issuing the bonds.

## RESOLUTION 21-11-02

### RESOLUTION AUTHORIZING AND DIRECTING CITY STAFF AND CONSULTANTS TO TAKE CERTAIN ACTIONS WITH RESPECT TO A PROPOSED PROJECT FOR UNILEVER MANUFACTURING (US), INC.

**WHEREAS**, Sikeston, Missouri (the “City”) has offered certain incentives (the “Development Incentives”) to encourage Unilever Manufacturing (US), Inc. (the “Company”) to construct and equip an approximately 12,200 square foot expansion of its existing manufacturing facility in the City (the “Project”); and

**WHEREAS**, the Company, subject to final approval and implementation of the Development Incentives, desires to carry out the Project; and

**WHEREAS**, the City has determined that it is necessary and desirable to declare the official intent of the City to take certain other actions in connection with the provision of the Development Incentives, including but not limited to the issuance of taxable industrial revenue bonds pursuant to Sections 100.010 to 100.200 of the Missouri Revised Statutes (the “Act”);

### **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SIKESTON, MISSOURI, AS FOLLOWS:**

**Section 1. Finding of Public Benefit.** The City Council hereby finds and determines that the Project will promote the economic well-being and industrial development of the City and the taxing districts encompassing the area of the Project, and that the implementation of the Development Incentives will be in furtherance of the public purposes set forth in the Act.

**Section 2. Intent to Issue Bonds.** The City Council hereby declares the intent of the City to issue taxable industrial revenue bonds (the “Bonds”) in a principal amount of approximately \$27,000,000 to provide funds to finance the costs of the Project, subject to the conditions set forth in this Resolution.

**Section 3. Limited Obligations.** The Bonds shall be limited, special revenue obligations payable solely out of payments, revenues and receipts derived from the lease of the Project by the City to the Company or another appropriate entity. The Bonds and the interest thereon shall not be a debt of the City or the State of Missouri, and neither the City nor the State shall be liable thereon, and the Bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory or charter debt limitation or restriction.

**Section 4. Reimbursement for Project Costs.** The Company is hereby authorized to proceed with the purchase, construction and installation of the Project, including the entering of contracts and purchase orders in connection therewith, and to advance such funds as may be necessary to accomplish such purposes. Upon issuance of the Bonds, the Company may be reimbursed from the proceeds thereof for expenditures paid or incurred in connection with the Project.

**Section 5. Sales Tax Relief.** The City will provide a sales tax certificate (the “Certificate”) for the purpose of enabling the Company to obtain sales tax exemption on all construction materials for the Project, upon the Company’s agreement to fully indemnify and protect the City from any judgments or actions arising from the use of the Certificate.

**Section 6. Notice to Taxing Districts.** The City Clerk, on behalf of the City Council, shall send such notices as are required by the Act in connection with the issuance of the Bonds.

**Section 7. Preparation of Documents.** Gilmore & Bell, P.C., as Bond Counsel, and the officers, employees and representatives of the City, are hereby authorized to work with the Company, its counsel and others, to prepare for submission to and final action by the City Council all documents necessary to effect the authorization, issuance and sale of the Bonds and other actions contemplated hereunder in connection with the Development Incentives.

**Section 8. Further Authority.** The City hereby authorizes and empowers the officers and representatives of the City to do all such acts and things and to execute, acknowledge and deliver all such documents as may in their discretion be deemed necessary or desirable to carry out or comply with the terms and provisions of this Ordinance in connection with the structure and sale of the Bonds and the implementation of the Development Incentives. All of the acts and undertakings of such officers and representatives that are in conformity with the intent and purposes of this Resolution, whether heretofore or hereafter taken or done, shall be and the same are hereby in all respects, ratified, confirmed and approved.

**Section 9. Effective Date.** This Ordinance shall be in full force and effect from and after its passage by the City Council.

Read this 15<sup>th</sup> day of November, 2021, discussed and voted as follows:

Baker \_\_\_\_\_, Self \_\_\_\_\_, Merideth \_\_\_\_\_,  
Teachout \_\_\_\_\_, Williams \_\_\_\_\_, and Turnbow \_\_\_\_\_,  
thereby being \_\_\_\_\_.

\_\_\_\_\_  
Greg Turnbow, Mayor

\_\_\_\_\_  
APPROVED AS TO FORM  
Tabatha Thurman, City Attorney

**SEAL/ATTEST**

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Rhonda Council, City Clerk

# **Council Letter**

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Date of Meeting: November 15, 2021

Originating Department: City Manager

To the Mayor and City Council:

Subject: Council Appointee to SAEDC Board

Attachment(s):

1. None

Action Options:

1. Appoint a Council Designee as Member of the SAEDC Board
2. Other Action Council May Deem Necessary

Background:

The City contracts with the Sikeston Area Economic Development Corporation (SAEDC) to provide economic development services for the City. Under the bylaws of the SAEDC, the City is entitled to designate one member of the board of the directors. The SAEDC is currently conducting elections for its elected directors, and requests that the City Council appoint their designated director at this time as well.