

**CLEARWATER CITY COUNCIL MEETING MINUTES
CITY COUNCIL SPECIAL MEETING
JULY 14, 2025**

1. Call to Order: 6:30 p.m. at City Hall

- Mayor Lawrence called the Clearwater City Council to order Monday, July 14, 2025, at 6:30 p.m. in the Council Chambers. Members present were Mayor Lawrence, Council Members Crandall, Senn, and Everett. Member Schwinghammer arrived at 6:46 p.m. Also present were several guests.

2. Tax Abatement Request from J Cubed LLC

a. Overview of Request – Jessica Green, City Financial Advisor

- Jessica Green from Northland Public Finance, financial advisor to the city, gave an overview of the request for tax abatement and outlined the financial projections for the proposed development of six new commercial lots. She explained that the developer is requesting tax abatement because the project does not meet the requirements for Tax Increment Financing (TIF).
- Ms. Green also explained how tax abatement works and that this would be a “pay-as-you-go” district, meaning the city would only pay the developer under the project if tax is collected. She also explained that only the city’s portion of taxes would be captured under the abatement agreement. The developer may also apply separately to the county and/or school district for tax abatement.
- Member Crandall asked about how the value of the abatement changes over time. Ms. Green explained the projections by year and interest rate. She noted that these are based on the assessor’s estimates of the property values now and following development of the infrastructure improvements. Values of any future buildings were not considered.
- Mayor Lawrence asked about the qualifications for tax abatement. Ms. Green explained that the requirements are less stringent than for TIF, and that the Council just needs to determine that the project provides benefits to the community. In this case, the proposed project would create six new commercial, buildable lots for additional future development.
- Member Senn asked about the timeline for project completion. Developer Jeff Johnson stated that they would like to get the road improvements constructed before winter.

b. Public Hearing

- Mayor Lawrence opened the public hearing at 6:47 p.m.
- There was no one present to address the City Council. No written comments were received.
- Public Hearing was closed at 6:48 p.m.

c. City Council Discussion

- Members did not have any additional questions or comments.

d. Res 2025-33 – Approving Tax Abatement for J Cubed LLC

- **MOTION** by Crandall to approve Resolution 2025-33, approving tax abatement for J Cubed LLC for a period of up to 20 years or \$487,770, seconded by Everett, all voted aye. **MOTION CARRIED 5-0.**

3. Adjournment

- **MOTION** to adjourn by Lawrence, seconded by Senn, all voted aye. **MOTION CARRIED.**
- Meeting adjourned at 6:50 p.m.

ATTEST



Annita M. Smythe, City Administrator

APPROVED



Andrea Lawrence Wheeler, Mayor