



NOTICE OF PUBLIC MEETING

Economic Development Commission

The City of Adel's Economic Development Commission will meet in the **Adel Public Library**, 303 South 10th Street, Adel, Iowa, in the **2nd Floor Conference Room** on **Monday, August 7, 2017** at **5:00 p.m.**

AGENDA

1. Call to Order
2. July 10, 2017 Minutes
3. Budget Committee Update
4. Local Option Sales Tax Update
5. September Meeting – Monday, September 11 due to Labor Day
6. Any Other Business
7. Adjournment

8/4/2017 5:10:40 PM

Please Note: Members or a quorum of members of other City Boards, Commissions, Committees, and / or the Council may be in attendance. Only items on the agenda may be acted upon and / or discussed.



July 10, 2017 Economic Development Commission - Minutes

The City of Adel's Economic Development Commission met in the community room at the Adel Public Library, 303 South 10th Street, Adel, Iowa, on Monday, July 10, 2017 at 5:00 p.m.

The Economic Development Commission meeting was called to order at 5:00 p.m. by City Administrator Anthony Brown.

Members present: Book, Burdick, Johnson, Merryman, McAvoy, Sutton, and West. Members absent: McAdon and Spencer. Others in attendance: City Administrator Brown, Chamber Director Bengtson, MidAmerican rep. Calvert, and many residents.

Book motioned, seconded by West, to approve minutes of the May 1, 2017 meeting. Motion carried unanimously. The June 5, 2017 meeting did not have a quorum of members to officially convene the meeting, so no minutes were taken.

Brown began the meeting by providing a recap of the June 26 council meeting, which featured a joint meeting between the Adel City Council and the ADM School Board. At that meeting, both parties had a discussion on the City's residential tax abatement program. Brown stated that Mayor Peters has directed the City's Budget Committee, which is composed of three council members, to bring a recommendation for modifying the program.

Johnson asked whether the City had any way to "clawback" property taxes or whether it could impose an origination fee as a way to collect funds from abated properties. Brown noted that it is common for urban renewal projects in TIF districts to function as rebate programs. Rebates are provided to projects after certain conditions are met, and can be withheld if those conditions are not met. Abatement functions differently. Brown was not certain about the origination fee concept but noted that legal staff will be reviewing any ideas that the Budget Committee proposes.

The commission asked what its role would be in this discussion and whether the Budget Committee needed any more information to make its recommendation. Brown noted that he proposed several roles for the commission to Mayor Peters and Shirley McAdon, who is a member of this commission and the chair of the committee. Brown stated that Peters and McAdon would like the committee to meet before determining a role, if any, for the commission.

Brown noted that the City has received a variety of information this year to help make any decisions. This information includes several studies from McClure Engineering, comments from residents, a financial analysis provided by PFM, information from the school, comments from Adel Developers, and information from City staff.

While the meeting was not a public hearing, several audience members asked questions or made statements after the commission had finished its discussion.

With no other business, the meeting was adjourned at approximately 5:35 p.m.

Respectfully submitted,

Anthony Brown
City Administrator