



NOTICE OF PUBLIC MEETING

Economic Development Commission

The City of Adel's Economic Development Commission will meet in the 2nd Floor Conference Room of the Adel Public Library, 303 South 10th Street, Adel, Iowa, on **Monday, September 11, 2017** at **5:00 p.m.**

AGENDA

1. Call to Order
2. August 7, 2017 Minutes
3. Residential Tax Abatement Program Update
4. Land Use Plan and Rezoning for East of the River (Ortonville Area)
5. Recent Commercial Activity Update
 - a. EW Nutrition
 - b. Country Lane Lodge Event Center
 - c. Edward Jones Office
6. Reminder: Candidates Forum – Monday, October 16 at 6:30 p.m. at ADM High School
7. Any Other Business
8. Adjournment

9/8/2017 4:54:23 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.



August 7, 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, August 7, 2017 at 5:00 p.m.

The Economic Development Commission meeting was called to order at 5:02 p.m. by Chair Bill Spencer.

Members present: Johnson, McAdon, McAvoy, Spencer, and Sutton. Members absent: Book, Burdick, Merryman, and West. Others in attendance: City Administrator Brown, Chamber Director Bengtson, MidAmerican rep. Calvert, and Carson Whitlow, a resident of Dallas County.

McAvoy motioned, seconded by McAdon, to approve minutes of the July 10, 2017 meeting. Motion carried unanimously.

Brown provided an update on the Budget Committee regarding the proposed modifications to the residential abatement program. The committee agrees the program should be changed to a deescalating sliding scale. However, the committee has not yet determined the scale itself, the implementation date, or when the entire program should end.

McAdon, who chairs the committee, noted that the committee has reviewed a variety of information (e.g., PFM reports, McClure studies, information from Ahlers & Cooney, etc.) to help inform its recommendations to the Adel City Council. McAdon stated that the committee has good agreement on the sliding scale approach but that questions on when the program starts and stops remain. Former Bondurant City Administrator Mark Arentsen will be giving a presentation to the council about Bondurant's changes to their program. McAdon stated that she would like the committee to make a recommendation for the council's August 28 meeting.

Johnson stated that he wants to avoid seeing many lots unfinished throughout developments if the program changes significantly. McAdon noted that the committee has reviewed the number of plats/lots. The start/stop date of the new program may affect this scenario. McAdon suggested that it makes sense to provide an 18-month window for developers and homebuyers before implementing the new program. McAvoy noted that council member Bob Ockerman has asked for the program to conclude at the end of 2019.

McAdon stated that she would like to maximize the City's population before the 2020 Census. With a population of 5,000, the City would be eligible for CIRTPA funding and would generate more RUT, water, and sewer funds. McAdon favors a five-year sliding scale that would end after 2025. McAdon stated that conducting year-to-year reviews of the program would not provide certainty for developers and home buyers.

Johnson suggested that the City keep the seven-year length but modify it to a deescalating sliding scale because the seven years is good branding. McAdon noted that council member Mike Haynes has proposed a seven-year scale, though his proposal would end after 2018. Johnson stated that the City should not shut off the momentum. Spencer noted that Bondurant did not get rid of their program to maintain their competitiveness. Dallas County resident Carson Whitlow gave a brief statement about his desire to see the City program end as soon as possible.

Brown provided a brief update a ballot effort to implement a local option sales tax (LOST) throughout Dallas County. The County has asked the City whether it wants to participate, though the City already has a LOST.

Brown noted that the commission's September meeting will be held a week later due to the Labor Day holiday.

In other business, Bengtson noted that the EW Nutrition groundbreaking will be held on August 23. Brown noted that the DOT has released the TEAP Study for HWY 169 south of the stoplights to St. John's Catholic Church. Johnson asked for a brief update on the proposed southern annexation, which did not go through.

With no other business, the meeting was adjourned at approximately 5:44 p.m.

Respectfully submitted,
Anthony Brown, City Administrator