



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, October 1, 2018** at **5:00 p.m.**

AGENDA

1. Call to Order
2. September 10, 2018 Minutes
3. Proposed Incentives for Southbridge PUD
4. Any Other Business
5. Adjournment

9/30/2018 11:21:30 AM

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.



September 10, 2018 Economic Development Commission - Minutes

The City of Adel's Economic Development Commission met in the second-floor conference room at the Adel Public Library, 303 South 10th Street, Adel, Iowa, on September 10, 2018 at 5:00 p.m.

The Economic Development Commission meeting was called to order at 5:07 p.m. Members present: Birkey, Cundiff, McAdon, Ockerman, and Whittlesey. Members absent: Book, Burdick, Spencer, and West. Others in attendance: City Administrator Brown, Chamber President Bengtson, and Alliance Director Wunsch.

After introductions, McAdon motioned, seconded by Ockerman, to approve the August 6, 2018 minutes. Motion carried unanimously.

Discussion began on sponsoring the City at tradeshow that the Alliance attends. Brown noted that the City has not participated in much marketing in the past. Wunsch stated that the Alliance's new marketing plan called for more outreach for member cities and not just certified sites. Wunsch noted that the Alliance would attend a number of trade shows but only have booths at select shows. If the City participated in the Alliance's marketing, the Alliance would make specific materials to hand out.

The marketing levels are \$2,500, \$5,000, and \$7,500 per year.

Ockerman noted that the City may need local landowners to publicly commit to the certified site process. Wunsch stated that some owners have their land "pocket" listed. Wunsch noted that the City's previous attempt on a certified site had one property in the middle that would not commit.

Wunsch noted that the City's East Annex Sewer Extension project would draw a lot of interested landowners. While that project is not scheduled for completion until next fall, Wunsch noted that the City should begin building relationships with landowners and developers now. If the City participated in the Alliance's marketing, the Alliance would provide a written report after a trade show.

Wunsch suggested that the City pursue a green certified site with renewable energy requirements, gray water for irrigation, and appropriate landscaping. The Alliance can also help the City become shovel-ready without full certification.

Brown will continue to evaluate the marketing concept and contact the Alliance with the City's decision.

Discussion moved to the proposed incentives for the Southbridge PUD. Brown provided an overview of the proposal, which requests a rebate of 75% of TIF funds over 15 years. This amount is approximately \$5 million. With this rebate, the developer, Robert Cramer, would improve 302nd Place, Old Portland Road, and prepare the development for a variety of commercial, multi-residential, and residential development.

Ockerman asked that PFM and Ahlers & Cooney analyze the proposal and attend a Budget Committee meeting for further discussion.

McAdon noted that the property owners would normally receive tax abatement, but now the developer has requested additional incentives. McAdon stated that the City will need to determine if additional incentives are worthwhile to move this project faster. The committee agreed to continue reviewing the proposal.

With no other business, the meeting was adjourned at approximately 6:28 p.m.

Respectfully submitted,
Anthony Brown, City Administrator