



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, December 3, 2018** at **5:00 p.m.**

AGENDA

1. Call to Order
2. November 5, 2018 Minutes
3. Selection of Commission Chair
4. Comprehensive Plan Update
5. Topics or Initiatives to Pursue in 2019
6. Any Other Business
7. Adjournment

11/30/2018 12:02:35 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.



November 5, 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 November 5, 2018 at 5:00 p.m.

The Economic Development Commission meeting was called to order at 5:00 p.m. Members present: Book, Burdick, Cundiff, McAdon, Ockerman, Spencer, and West. Members absent: Birkey and Whittlesey. Others in attendance: City Administrator Brown and Chamber President Bengtson.

Burdick motioned, seconded by McAdon, to approve the October 1, 2018 minutes. Motion carried unanimously.

Discussion began on developing Tax Increment Financing (TIF) policies for the Adel City Council. Brown noted that, at a previous council meeting, some council members called for a comprehensive policy for economic development incentives. Brown stated that cities such as West Des Moines and Hiawatha have standard incentive packages to start the conversation with developers.

Book noted that the City has tax abatement available for all new residential, commercial, and industrial development. Brown agreed that these incentives were a standard policy, though the City does not have anything similar for Urban Renewal and TIF projects.

West noted that having a policy may be helpful, but the City should have the ability to negotiate when the project is significant. Spencer stated that some cities have less details in their policies, which may allow them to negotiate more. The commission agreed that any policy should clearly define the intent of TIF (e.g., encourage commercial or industrial growth).

Spencer noted that every project may ask for or require different incentives. For example, Urbandale is providing significant incentives to target Class A office buildings in a particular area. They do not prevent other projects in that area, but they will only incentivize Class A office.

McAdon stated that the City has several large Urban Renewal areas in the older part of town, but these areas do not go south or east. McAdon noted that one council member is looking to promote specific projects in specific areas. However, without ownership of land in those areas, it may be challenging.

Ockerman stated that, since things can change drastically in five years, he would prefer a general policy that doesn't tie the City's hands. Cundiff stated that the City should look at every project case-by-case. Burdick noted that the City should maintain flexibility to negotiate for the betterment of the City. Spencer noted that, because the City is growing, a specific policy may be limiting.

Book stated that the City's plans with Robert Cramer's Southbridge development could be used to establish broad goals and common TIF "ingredients" for future projects. Spencer noted that the City at least needs a process with points of contact to help guide developers. Book noted that the council may need to develop a policy first. Brown will determine whether the City's upcoming Comprehensive Plan Update would be able to discuss this further.

In other business, Spencer stated that another commission member should be chair since he cannot attend every meeting. Brown will email everyone and target the December meeting to select a new chair.

With no other business, the meeting was adjourned at approximately 5:55 p.m.

Respectfully submitted,

Anthony Brown
City Administrator