



COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE AGENDA

Adel City Hall, 301 S. 10th Street, Adel, IA 50003

Wednesday, May 19, 2021 at 4:15 p.m.

NEW BUSINESS

- a) September 1, 2020 Minutes
- b) Greater Dallas County Development Alliance Update and Future Plans to Promote Adel
- c) Adel Partners Chamber of Commerce Update
- d) MidAmerican Energy Update and Programs
- e) Central Iowa Economic Development District Update
- f) Annexation
 - a. East Along HWY 6
 - b. South Along Old Portland Road and Meadow Road
 - c. Incentives and Tax Calculations
 - d. New Development Incentives
 - e. Land Use Map
- g) City Code
 - a. Subdivision Ordinance
 - b. Design Guidelines
 - c. Site Plan Ordinance
 - d. Building Codes

OTHER BUSINESS

ADJOURNMENT

Community & Economic Development Committee
September 1, 2020 – Meeting Minutes

Due to public health concerns related to COVID-19, and as authorized by emergency proclamation of the Governor of the State of Iowa, this meeting was conducted electronically, pursuant to Iowa Code Section 21.8, as holding the meeting in person was impossible or impractical. Ockerman called the meeting to order at 6:50 p.m. Members Present: Christensen, McAdon, and Ockerman. Others Present: Council Members Miller and Selby, City Administrator Brown, Public Works Director Overton, Finance Director Sandquist, McClure reps. Brons and Schug, and Robert Cramer.

NEW BUSINESS

a) August 4, 2020 Minutes

Christensen moved, seconded by McAdon, to approve the minutes. Motion carried unanimously.

b) Second Amendment to Southbridge Development Agreement

Robert Cramer with Cramer & Associates, Inc. presented the proposed amendment to the Southbridge Development Agreement. Cramer requested the amendment due to the development challenges and delays posed by the COVID-19 pandemic. The amendment would eliminate the first benchmark, which must be met by January 2021.

Cramer stated that he expects to meet the next benchmark, which is three lots with a combined valuation of \$8 million by January 2023. Cramer stated that these changes are happening throughout the state and that everyone is hoping for a quick economic recovery. Cramer stated that this amendment does not provide any additional monetary incentives, but rather gives him more time to meet the benchmarks due to circumstances outside of his control.

McAdon motioned, seconded by Christensen, to recommend the amendment to the council. Motion carried unanimously.

OTHER BUSINESS

ADJOURNMENT – 6:59 p.m.

Respectfully submitted: Anthony Brown, City Administrator