

## Committee of the Whole

August 23, 2016

Present: Mayor Pro Tem Determann, Council Members Gassman, Seeley, McGraw, O'Neill, Connell, Allesee, City Administrator, City Attorney, City Clerk, Press and interested citizens. Mayor Vulich – absent.

### 1. Economic Growth Corporation Wilson Building Update –Brian Hollenback/Amy Clark

Mr. Brian Hollenback, Economic Growth Corporation (EGC), advised the Council that it had been a couple of years since he had come before them regarding the Wilson Building. He stated that initially Economic Growth Corporation was not going to need to request additional funds. He continued in stating that they have closed on the building and have spent approximately one half million dollars to date. He further stated that it has become a \$10.3 Million project due to some additional construction components which may have been missed. He advised the Council that Economic Growth Corporation challenged the revamped State of Iowa Historical Tax Credits and received an allocation of \$4 Million. He stated that EGC is asking the City to consider increasing the amount of the development agreement to \$2 million over the same 15 year time period. He continued in stating that rents would remain the same.

Councilmember O'Neill stated that he assumed EGC would use local contractors to perform the work. Mr. Hollenback stated that local contractors would be used. Councilmember O'Neill inquired regarding whether EGC required drug and alcohol testing of the workers. Mr. Hollenback stated that EGC does not require drug and alcohol testing; however, the contractors do.

Councilmember Connell inquired regarding how critical the support of the City is to EGC. Mr. Hollenback stated that City support is very critical since we have only 45 days to obtain bids from contractors.

Councilmember O'Neill stated that there are a number of housing projects going on currently and renovation of the Wilson Building is critical for housing and the Downtown.

M/S, Allesee-O'Neill moved to forward a resolution to the next City Council agenda to change the agreement and approve the additional \$500,000. On roll call, carried unanimously.

### 2. CIP Project List Review – Jessica Kinser

City Administrator Kinser advised the Council that postponing discussion of the CIP Project list would delay sending it on to the CIP Committee.

M/S, Gassman-McGraw moved to forward the CIP Project List to the CIP Committee. On roll call, Gassman, Seeley, McGraw, O'Neill, Connell, Allesee – Yes; Determann – No. Motion carried.

### 3. Parks Master Plan RFP – Jessica Kinser

City Administrator Kinser stated that postponing the Parks Master Plan RFP would set it back for two weeks.

M/S, Gassman-Allesee moved to direct staff to send out the Parks Master Plan RFP. On roll call, Gassman, Seeley, McGraw, Connell, Allesee – Yes; Determann, O'Neill – No. Motion carried.

### 4. Draft Urban Chicken Ordinance – Jessica Kinser - Postponed to September 6, 2016.

### 5. Vacant Building Ordinance – Jessica Kinser - Postponed to September 6, 2016.

### 6. Mayor & Council Member Update - There were no updates.

M/S, Gassman-Seeley moved to adjourn. All in favor.