

ECONOMIC DEVELOPMENT COMMITTEE OF THE WHOLE SESSION OF THE BLUE GRASS CITY COUNCIL

BLUE GRASS, IOWA

MARCH 31, 2021

In order to help stop the spread of the COVID-19 virus and limit the number of attendees, this meeting was held both electronically and in-person in accordance with Chapter 21.8 of the Code of Iowa.

The Economic Development Committee met in special session, as a Committee of the Whole at 7:00 p.m. on the 31st day of March, 2021, in the City Council Chambers of City Hall, 114 N. Mississippi Street, pursuant to law, with Mayor Brad Schutte presiding, with the Pledge of Allegiance and a moment of reflection.

Council present: Sampson, Kinzer, Slagle and Brus. Member Jepsen was absent. City Attorney William McCullough and Premier RV President Brad and Brandy Thompson were also in attendance.

Mayor Schutte commented to the audience that the topic to be discussed at this meeting was intended for discussion only and that no action would be taken as this meeting was a Committee of the Whole session only.

The Mayor presented the topic to be open for discussion and opened the meeting.

PUBLIC FORUM: There were none from those in attendance.

Economic Development: Premier RV President Brad Thompson gave a brief overview of his proposed Premier RV business that would be located in the West Scott Business Park displaying several engineered drawings. He explained that he has been searching for the right location for the last two years throughout the Quad Cities and since he lives in Blue Grass and was raised in Blue Grass, he felt that Blue Grass was the right location; therefore, he purchased five lots that consists of approximately 8.50 acres and would start with approximately 22 employees. Mr. Thompson said that Townsend Engineering was currently designing the Site Plan for the three North lots which consists of over two acres of concrete which includes the building site and main parking area asking that the Council allow the remaining portion of the lot be of recycled asphalt which is considered dust-free. He said that, unfortunately with the building prices increasing, the time window to be fully operational is closing so he would have to start building soon. Mr. Thompson proposed the following graduated tax abatement scale as follows: year 1: 80%; year 2: 70%; year 3: 60%; year 4: 50%; years 5 & 6: 40%; years 7-8: 30% and year 9-10 20%. Kinzer expressed concerns on the dust-free requirement as the City has made other businesses meet this requirement. Mayor Schutte added that the recycled asphalt would meet the dust-free requirement, as the surface would eventually become a hard surface. Discussion was held on how storm water would affect the recycled asphalt reporting that that would be at the discretion of the City Engineer. The Clerk reported that she had emailed the City's Bonding Attorney on Mr. Thompson's tax incentive proposal and he said that it certainly was a start and asked that he be updated on the progress of the meeting. She also gave a brief overview on the Site Plan process as it would first be presented to the Planning & Zoning Commission and then onto the City Council. The consensus of the Council was to move forward with researching Mr. Thompson's tax incentive proposal with the Bonding Attorney. The Clerk read aloud an email from Council member Chris Jepsen stating that he was committed to moving forward with an equitable agreement for Premier RV's endeavor. City Attorney William McCullough added that since this was the City's first tax incentive proposal, he would recommend that the City's Bonding Attorney be advised and hold another telephone conference in order to move forward. Mr. Thompson thanked the Mayor and Council for their consideration as looks forward to locating in Blue Grass. Mayor Schutte asked for further comments and/or discussion, since there were no other comments, the Mayor adjourned the meeting. The meeting adjourned at 7:36 p.m.

Attest: Ann M. Schmidt, CMC, City Clerk/Financial Officer