

**CITY OF DUBUQUE, IOWA  
CITY COUNCIL PROCEEDINGS  
SPECIAL SESSION**

The Dubuque City Council met in special session at 5:00 p.m. on September 28, 2020.

Due to the COVID-19 pandemic and mandates for social distancing, this meeting was conducted virtually and aired live on CityChannel Dubuque (Mediacom cable channels 8 and 117.2), streamed live on the city's website at [www.cityofdubuque.org/media](http://www.cityofdubuque.org/media), and streamed live on the City's Facebook page at [www.facebook.com/cityofdubuque](http://www.facebook.com/cityofdubuque).

Present: Mayor Buol; Council Members Cavanagh, Jones, Lynch, Resnick, Roussell, Sprank; City Manager Van Milligen, City Attorney Brumwell

Mayor Buol read the call and stated this is a special session of the City Council called for the purpose of conducting such business that may properly come before the Council and a closed session to discuss real estate transfer negotiations pursuant Chapter 21.5(1)(j) Code of Iowa.

**PUBLIC HEARINGS**

1. Radford Road Urban Renewal Area: Proof of publication on notice of public hearing to consider approval of a proposed Urban Renewal Plan (the "Plan") for the Radford Road Urban Renewal District (the "District"), and the City Manager recommending approval. Motion by Resnick to receive and file the documents and adopt Resolution No. 305-20 Approving the amended and Restated Urban Renewal Plan for the Radford Road Economic Development District. Seconded by Jones. Housing and Community Development Manager Alexis Steger responded to questions from the City Council regarding the use of Housing Choice Vouchers with housing in this area. Staff stated that no public input was received regarding this item. Motion carried 7-0.

2. Gardens of Dubuque, LLC Development Agreement: Proof of publication on notice of public hearing to consider approval of a Development Agreement by and between the City of Dubuque, Iowa and Gardens of Dubuque, LLC including the proposed issuance of Urban Renewal Tax Increment Revenue Obligations relating thereto, and the City Manager recommending approval. Motion by Lynch to receive and file the documents and adopt Resolution No. 306-20 Approving a Development Agreement by and between the City of Dubuque, Iowa and Gardens of Dubuque, LLC, including the proposed issuance of Urban Renewal Tax Increment Revenue Obligations for the Development at 1895 Radford Road. Seconded by Roussell. City Manager Van Milligen and Housing and Community Development Manager Alexis Steger responded to questions from the City Council regarding ensuring affordable housing and the State management of tax credits and rent restrictions. Staff stated that no public input was received regarding this item. Motion carried 7-0.

## **ACTION ITEMS**

1. Radford Road Economic Development District Ordinance: City Manager recommending approval of an ordinance creating the tax increment financing district for the Radford Road Economic Development District. Motion by Jones to receive and file the documents and that the requirement that a proposed ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Resnick. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 38-20 Providing that general property taxes levied and collected each year on all property located within the Radford Road Economic Development District of the City of Dubuque, County of Dubuque, State of Iowa, by and for the benefit of the State of Iowa, City of Dubuque, County of Dubuque, Dubuque Community School District, and other Taxing Districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by said City in connection with the Radford Road Economic Development District Redevelopment Project. Seconded by Resnick. Motion carried 7-0.

## **CLOSED SESSION**

### **Real Estate Transfer Negotiations – Chapter 21.5(1)(j) Code of Iowa**

Motion by Jones to convene in closed session at 5:19 p.m. to discuss Real Estate Transfer Negotiations pursuant Chapter 21.5(1)(j) Code of Iowa. Seconded by Lynch. Mayor Buol stated for the record that the attorneys who will consult with City Council on the issues to be discussed in the closed session are City Attorney Crenna Brumwell and Senior Counsel Barry Lindahl. Motion carried 7-0.

Upon motion, the Council reconvened in open session at 8:16 p.m.

There being no further business, Mayor Buol declared the meeting adjourned at 8:17 p.m.

/s/Kevin S. Firnstahl, CMC  
City Clerk

1t 10/3