

CITY COMMISSION MINUTES

October 16, 2014

5:30 p.m.

CALL TO ORDER

The special meeting of the Junction City Commission was held on Thursday, October 16, 2014 with Mayor Michael Ryan presiding.

The following members of the Commission were present: Cecil Aska, Pat Landes, Mick McCallister, Michael Ryan, and Jim Sands. Staff present was: Interim City Manager Beatty, City Attorney Catherine Logan, and City Clerk Ficken.

NEW BUSINESS

Consideration of presentations by two companies interested in the property owned by the City at 2618 Mid America Drive. The Commission received presentations from Florence Manufacturing Company and Mechanized Design regarding plans and proposal for their use of City owned property at 2618 Mid America Drive. Jeff White of Colombia Capital provided a financial analysis of the two proposals and made a recommendation to accept the Florence Manufacturing Company proposal. City Attorney Logan stated that an agreement could include items such as claw backs on the number of employees. Commissioner Aska stated that the Commission needs to make a decision between leasing and selling the property. Commissioner Landes thanked both companies for showing interest in having their business in the community. Tom Weigand stated that the value of the property is not likely to increase, and a CAP rate of 6-8% makes the Mechanized Design proposal favorable. Commissioner Sands stated that he is concerned about providing tax abatements when the County recently raised the mill levy. Mayor Ryan agreed that Commissioner Landes stated that there is an advantage to getting the property of the City books. Commissioner Aska stated that he would like to see something closer to a 5 year abatement or a better sale price. Commissioner Aska moved, seconded by Commissioner Landes to work towards finalizing a term sheet with Mechanized Design for purchase of the property. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

ADJOURNMENT

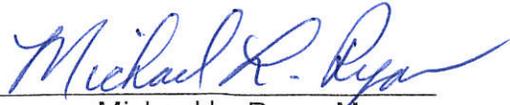
Commissioner Landes moved, seconded by Commissioner McCallister to adjourn at 6:40 p.m. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 4TH DAY OF NOVEMBER AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR OCTOBER 16, 2014.

October 16, 2014



Tyler Ficken, City Clerk



Michael L. Ryan, Mayor

October 16, 2014