

**SPECIAL MEETING OF THE IPSWICH CENTRAL REDEVELOPMENT  
COMMITTEE NO. 2021(12)**

**9 DECEMBER 2021**

REPORT

**COUNCILLORS' ATTENDANCE:** Councillor Marnie Doyle (Chairperson); Councillors Teresa Harding, Kate Kunzelmann, Russell Milligan and Councillor Paul Tully (Observer)

Deputy Mayor Nicole Jonic arrived at the meeting at 8.08 am.

**COUNCILLOR'S APOLOGIES:** Nil

**OFFICERS' ATTENDANCE:** Chief Executive Officer (Sonia Cooper), Project Manager (Greg Thomas), Chair – Retail Sub-Project Sub Committee (James Hepburn), Category Specialist (Shyanne Ward), Procurement Manager (Richard White) and Theatre Technician (Harrison Cate)

**DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA**

Nil

---

**OFFICERS' REPORTS**

**MOVE INTO CLOSED SESSION**

Moved by Councillor Marnie Doyle  
Seconded by Mayor Teresa Harding

That in accordance with section 254J(3)(g) of the *Local Government Regulation 2012*, the meeting move into closed session to discuss Items 1 and 2 titled Nicholas Street Precinct – Approval of an Agreement for Lease for Metro B Tenancy 2BK1 and Procurement – Nicholas Street Precinct Cinema Operations.

The meeting moved into closed session at 8.11 am.

**AFFIRMATIVE**

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

### MOVE INTO OPEN SESSION

Moved by Councillor Marnie Doyle

Seconded by Deputy Mayor Nicole Jonic

That the meeting move into open session.

The meeting moved into open session at 8:43 am.

#### AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

#### NEGATIVE

Councillors:

Nil

The motion was put and carried.

1. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR METRO B TENANCY 2BK1

This is a report concerning an agreement for lease for council's consideration associated with tenancy 2BK1 within the Nicholas Street Precinct's Metro B Building.

"The attachment/s to this report are confidential in accordance with section 275(1)(g), (i), (c) of the *Local Government Regulation 2012*."

### RECOMMENDATION

Moved by Councillor Marnie Doyle:

Seconded by Councillor Kate Kunzelmann:

- A. That Council enter into an Agreement for Lease with the proposed lessee for Tenancy 2BK1 in the Metro B Building (impacting part of lot RP157021) ("Tenancy 2BK1") within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 30 November 2021).
- B. That conditional upon Council satisfactorily executing the Agreement to Lease with the proposed lessee, (contained in recommendation A of this report), Council enter into a lease for Tenancy 2BK1 with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 30 November 2021).

- C. That Council note, that in relation to Council's disposal of its leasehold interest in Tenancy 2BK1 to the proposed lessee, that the Ministerial exemption under s236 (f) of the *Local Government Regulation 2012* applies to the disposal of Council's interest in Tenancy 2BK1. (Ministerial exemption contained in Attachment 1 of this report).
- D. That pursuant to Section 257(1)(b) of the *Local Government Act 2009*, Council resolve to delegate to the Chief Executive Officer the power to take "contractual action" pursuant to section 238 of the Regulation, in order to implement Council's decision at Recommendation B.
- E. That Council be kept informed as to the progress and outcome of the execution and publication of details.

Councillor Marnie Doyle proposed an amendment to Recommendation B as follows:

- B. That conditional upon Council satisfactorily executing the Agreement to Lease with the proposed sub-lessee, (contained in recommendation A of this report), Council enter into a sub-lease for Tenancy 2BK1 with the proposed sub-lessee (as detailed in the confidential report and attachments by the Project Manager dated 30 November 2021).

The seconder of the original motion agreed to the proposed amendment.

#### RECOMMENDATION

Moved by Councillor Marnie Doyle:

Seconded by Councillor Kate Kunzelmann:

- A. That Council enter into an Agreement for Lease with the proposed lessee for Tenancy 2BK1 in the Metro B Building (impacting part of lot RP157021) ("Tenancy 2BK1") within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 30 November 2021).
- B. That conditional upon Council satisfactorily executing the Agreement to Lease with the proposed sub-lessee, (contained in recommendation A of this report), Council enter into a sub-lease for Tenancy 2BK1 with the proposed sub-lessee (as detailed in the confidential report and attachments by the Project Manager dated 30 November 2021).
- C. That Council note, that in relation to Council's disposal of its leasehold interest in Tenancy 2BK1 to the proposed lessee, that the Ministerial exemption under s236 (f) of the *Local Government Regulation 2012* applies to the disposal of Council's interest in Tenancy 2BK1. (Ministerial exemption contained in Attachment 1 of this report).

- D. That pursuant to Section 257(1)(b) of the *Local Government Act 2009*, Council resolve to delegate to the Chief Executive Officer the power to take “contractual action” pursuant to section 238 of the Regulation, in order to implement Council’s decision at Recommendation B.
- E. That Council be kept informed as to the progress and outcome of the execution and publication of details.

## AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

## NEGATIVE

Councillors:

Nil

The motion was put and carried.

---

## 2. PROCUREMENT - NICHOLAS STREET PRECINCT CINEMA OPERATIONS

This is a report concerning the procurement and recommendation of a lessee to operate a Cinema in ‘The Venue’, located at 163 Brisbane Street, Ipswich QLD 4305, Lot 1 on RP209886.

“The attachment/s to this report are confidential in accordance with section 275(1)(g) of the *Local Government Regulation 2012*.”

### RECOMMENDATION

Moved by Mayor Teresa Harding:

Seconded by Councillor Russell Milligan:

- A. That pursuant to Section 228 of the *Local Government Regulation 2012* (Regulation), Council award Tender number 16041 for the disposal of interest in land at 163 Brisbane Street, Ipswich QLD 4305 more particularly described as part of Lot 1 and Plan RP209886, to Tenderer A (Lessee), for the permitted use of a Cinema.
- B. That Council enter into an agreement for lease with the Lessee:
- (i) For the purposes of the tenancy fit-out, and
  - (ii) for a term commencing on execution of agreement and ending on the commencement of the lease agreement, with no options for extension.
- C. That Council enter into a lease with the Lessee:
- (iii) at an annual rent detailed in Confidential Attachment 1, and

- (iv) for an initial term with extension options as detailed in Confidential Attachment 1.
- D. That pursuant to Section 257(1)(b) of the *Local Government Act 2009*, Council resolve to delegate to the Chief Executive Officer the power to take “contractual action” pursuant to section 238 of the Regulation, in order to implement Council’s decision.

**AFFIRMATIVE**

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

---

**PROCEDURAL MOTIONS AND FORMAL MATTERS**

The meeting commenced at 8.02 am.

**ADJOURN MEETING**

Moved by Councillor Marnie Doyle

Seconded by Mayor Teresa Harding

That the meeting be adjourned at 8:03 am.

The meeting reconvened at 8.08 am with all councillors in attendance.

The meeting closed at 8.52 am.