

MINUTES OF COUNCIL SPECIAL MEETING

10 MARCH 2022

Held in the Council Chambers, Administration Building
1 Nicholas Street, Ipswich

The meeting commenced at 2.21 pm

ATTENDANCE AT COMMENCEMENT Mayor Teresa Harding (Chairperson); Councillors Sheila Ireland, Paul Tully, Marnie Doyle, Kate Kunzelmann and Russell Milligan

WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY Councillor Kate Kunzelmann

OPENING PRAYER Councillor Sheila Ireland

APOLOGIES Councillors Jacob Madsen, Andrew Fechner and Deputy Mayor Nicole Jonic

LEAVE OF ABSENCE – DEPUTY MAYOR NICOLE JONIC It was moved by Mayor Teresa Harding and seconded by Councillor Sheila Ireland that a leave of absence be granted for Deputy Mayor Nicole Jonic.

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Harding	Nil
Ireland	
Tully	
Doyle	
Kunzelmann	
Milligan	

The motion was put and carried.

5. DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA Nil

MOVE INTO CLOSED SESSION Moved by Mayor Teresa Harding
Seconded by Councillor Marnie Doyle

That in accordance with section 254J(3)(g) of the *Local Government Regulation 2012*, the meeting move into closed session to discuss Items 4, 5 and 6 of the Ipswich Central Redevelopment Committee (being council agenda items 6.1, 6.2 and 6.3) titled Nicholas Street Precinct – Approval of an Agreement for lease for Metro B Tenancy 2B01, Metro B Tenancy 2B08/09 and approval of an agreement for lease for the Commonwealth Hotel. These negotiations relate to a commercial matter involving the local government.

The meeting moved into closed session at 2.25 pm.

MOVE INTO OPEN SESSION

Moved by Mayor Teresa Harding:
Seconded by Councillor Marnie Doyle:

That the meeting move into open session.

The meeting moved into open session at 2.38 pm.

AFFIRMATIVE

Councillors:

Harding

Ireland

Tully

Doyle

Kunzelmann

Milligan

NEGATIVE

Councillors:

Nil

The motion was put and carried.

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE

Moved by Councillor Marnie Doyle:
Seconded by Councillor Sheila Ireland:

That Council adopt the recommendations of Items 4, 5 and 6 (being council agenda items 6.1, 6.2 and 6.3) of the Ipswich Central Redevelopment Committee No. 2022(02) of 10 March 2022 as listed below as resolutions of Council:

AFFIRMATIVE

Councillors:

Harding

Ireland

Tully

Doyle

Kunzelmann

Milligan

NEGATIVE

Councillors:

Nil

The motion was put and carried.

**6.1 – ITEM 4 OF
IPSWICH CENTRAL
REDEVELOPMENT
COMMITTEE**

**NICHOLAS STREET
PRECINCT -
APPROVAL OF AN
AGREEMENT FOR
LEASE FOR METRO B
TENANCY 2B01**

RECOMMENDATION

- A. That Council enter into an Agreement for Lease and an associated document of the Agreement for Lease with the proposed lessee for Tenancy 2B01 in the Metro B Building (impacting part of Lot 1 on RP157021) (“Tenancy 2B01”) within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 22 February 2022).
- 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 2B01 with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 22 February 2022).
- C. That Council note, that in relation to Council’s disposal of its leasehold interest in Tenancy 2B01 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 2B01 (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.

**6.2 – ITEM 5 OF
IPSWICH CENTRAL
REDEVELOPMENT
COMMITTEE**

**NICHOLAS STREET
PRECINCT -**

RECOMMENDATION

- A. That Council enter into an Agreement for Lease and an associated document of the Agreement for Lease with the proposed lessee for Tenancy 2B08/09 in the Metro B Building (impacting part of Lot 1 on RP157021) (“Tenancy 2B08/09”) within the Nicholas Street Precinct (under the commercial terms detailed in the confidential

**APPROVAL OF AN
AGREEMENT FOR
LEASE FOR METRO B
TENANCY 2B08/09**

report and attachments by the Project Manager dated 28 February 2022).

- 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 2B08/09 with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 28 February 2022).
- C. That Council note, that in relation to Council's disposal of its leasehold interest in Tenancy 2B08/09 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 2B08/09. (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.
- F. That the first sentence of the last paragraph on Page 3 of the officer's report be deleted and replaced with the following sentence:

"This paper seeks approval for council to enter into an agreement for lease for a health/wellness tenancy associated with the Nicholas Street Precinct redevelopment."

**6.3 – ITEM 6 OF
IPSWICH CENTRAL
REDEVELOPMENT
COMMITTEE**

**NICHOLAS STREET
PRECINCT -
APPROVAL OF AN
AGREEMENT FOR**

RECOMMENDATION

- A. That Council enter into an Agreement for Lease and Car Parking Agreement with the proposed lessee for the Commonwealth Hotel (impacting Lot 1 on RP2677 and part of Lot 3 on RP307972) within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 2 March 2022).

**LEASE FOR THE
COMMONWEALTH
HOTEL**

- 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 the Commonwealth Hotel with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 2 March 2022).
- C. That Council note, that in relation to Council's disposal of its leasehold interest in the Commonwealth Hotel 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 the Commonwealth Hotel. (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.

MEETING CLOSED

The meeting closed at 2.44 pm.