

**UNCONFIRMED MINUTES OF COUNCIL SPECIAL MEETING**

**14 JULY 2022**

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

**The meeting commenced at 1.58 pm**

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

**WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY** Councillor Kate Kunzelmann

**OPENING PRAYER** Councillor Sheila Ireland

**APOLOGIES AND LEAVE OF ABSENCE** Deputy Mayor Jacob Madsen and Councillor Nicole Jonic

**LEAVE OF ABSENCE – DEPUTY MAYOR JACOB MADSEN AND COUNCILLOR NICOLE JONIC**

Moved by Mayor Teresa Harding:  
Seconded by Councillor Sheila Ireland:

**That a Leave of Absence be granted for Deputy Mayor Jacob Madsen and Councillor Nicole Jonic.**

**AFFIRMATIVE**

Councillors:

Harding

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

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

In accordance with section 150EQ of the *Local Government Act 2009*, Councillor Andrew Fechner informed the meeting that he has a declarable conflict of interest in Items 6.1 to 6.5 relating to Nicholas Street Precinct – Approval of an Agreement for Lease for the following tenancies:

COUNCILLOR  
ANDREW FECHNER

- Metro B Tenancy 2B04
- Metro B Tenancy 2B05
- Eats Tenancy T3
- Metro B Tenancy 2B11
- Metro B Tenancy 2B14

The nature of the interest is that Councillor Fechner stands to gain a benefit or suffer a loss due to his business interest in both A1A Events Pty Ltd and Bar Heisenberg Pty Ltd which is located in the top of town at 164 Brisbane Street, Ipswich.

Councillor Andrew Fechner advised that he will leave the meeting room (including any area set aside for the public) while these matters are being discussed and voted on.

At 2.01 pm Councillor Andrew Fechner left the meeting room due to a previously declared interest in Items 6.1 to 6.5.

**6. OFFICERS' REPORTS**

**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 6.1 to 6.5 relating to Nicholas Street Precinct – Approval of an Agreement for Lease for the following tenancies:**

- **Metro B Tenancy 2B04**
- **Metro B Tenancy 2B05**
- **Eats Tenancy T3**
- **Metro B Tenancy 2B11**
- **Metro B Tenancy 2B14**

AFFIRMATIVE  
Councillors:  
Harding  
Ireland  
Tully

NEGATIVE  
Councillors:  
Nil

Doyle  
Kunzelmann  
Milligan

The motion was put and carried.

The meeting moved into closed session at 2.02 pm.

#### **MOVE INTO OPEN SESSION**

Moved by Mayor Teresa Harding:  
Seconded by Councillor Kate Kunzelmann:

**That the meeting move into open session.**

#### **AFFIRMATIVE**

Councillors:

Harding

Ireland

Tully

Doyle

Kunzelmann

Milligan

#### **NEGATIVE**

Councillors:

NII

All Councillors except Councillor Andrew Fechner were present when the vote was taken.

The motion was put and carried.

The meeting moved into open session at 2.36 pm.

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

#### **NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR METRO B TENANCY 2B04**

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

- A. That Council enter into an Agreement for Lease and an associated document of the Agreement for Lease with the proposed lessee for Tenancy 2B04 in the Metro B Building (impacting part of Lot 1 on RP157021) ("Tenancy 2B04") within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 28 June 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 2B04 with the proposed lessee (as detailed in the confidential report and**

attachments by the Project Manager dated 28 June 2022).

- C. That Council note, that in relation to Council's disposal of its leasehold interest in Tenancy 2B04 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 2B04 (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:

Harding

Ireland

Tully

Doyle

Kunzelmann

Milligan

NEGATIVE

Councillors:

Nil

All Councillors except Councillor Andrew Fechner were present when the vote was taken.

The motion was put and carried.

## 6.2 - ITEM 5 OF IPSWICH CENTRAL REDEVELOPMENT COMMITTEE

### NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR METRO B TENANCY 2B05

Moved by Mayor Teresa Harding:

Seconded by Councillor Russell Milligan:

- A. That Council enter into an Agreement for Lease and an associated document of the Agreement for Lease with the proposed lessee for Tenancy 2B05 in the Metro B Building (impacting part of Lot 1 on RP157021) ("Tenancy 2B05") within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 28 June 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 2B05 with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).

- C. That Council note, that in relation to Council's disposal of its leasehold interest in Tenancy 2B05 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 2B05 (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

NEGATIVE

Councillors:

Councillors:

Harding

Nil

Ireland

Tully

Doyle

Kunzelmann

Milligan

All Councillors except Councillor Andrew Fechner were present when the vote was taken.

The motion was put and carried.

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

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

Moved by Mayor Teresa Harding:

Seconded by Councillor Kate Kunzelmann:

- A. That Council enter into an Agreement for Lease and an associated document of the Agreement for Lease with the proposed lessee for Tenancy T3 in the Eats Building (impacting lots 2RP209886, 3RP212242 and 1SP307972) ("Tenancy T3") within the Nicholas Street Precinct (under the commercial terms detailed in the

**LEASE FOR EATS  
TENANCY T3**

confidential report and attachments by the Project Manager dated 28 June 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 T3 with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).
- C.** That Council note, that in relation to Council's disposal of its leasehold interest in Tenancy T3 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 T3 (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:

Harding  
Ireland  
Tully  
Doyle  
Kunzelmann  
Milligan

**NEGATIVE**

Councillors:

Nil

All Councillors except Councillor Andrew Fechner were present when the vote was taken.

The motion was put and carried.

**6.4 - ITEM 7 OF  
IPSWICH CENTRAL  
REDEVELOPMENT  
COMMITTEE**

Moved by Mayor Teresa Harding:

Seconded by Councillor Marnie Doyle:

- A.** That Council enter into an Agreement for Lease and an associated document of the Agreement for Lease with the proposed lessee for Tenancy 2B11 in the Metro B Building (impacting part of Lot 1 on RP157021)

**NICHOLAS STREET  
PRECINCT -  
APPROVAL OF AN  
AGREEMENT FOR  
LEASE FOR METRO B  
TENANCY 2B11**

(“Tenancy 2B11”) within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 28 June 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 2B011 with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).
- C.** That Council note, that in relation to Council’s disposal of its leasehold interest in Tenancy 2B11 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 2B11 (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:

Harding

Ireland

Tully

Doyle

Kunzelmann

Milligan

NEGATIVE

Councillors:

All Councillors except Councillor Andrew Fechner were present when the vote was taken.

The motion was put and carried.

**6.5 - ITEM 8 OF  
IPSWICH CENTRAL  
REDEVELOPMENT  
COMMITTEE**

**NICHOLAS STREET  
PRECINCT -  
APPROVAL OF AN  
AGREEMENT FOR  
LEASE FOR METRO B  
TENANCY 2B14**

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

- A.** That Council enter into an Agreement for Lease and an associated document of the Agreement for Lease with the proposed lessee for Tenancy 2B14 in the Metro B Building (impacting part of Lot 1 on RP157021) (“Tenancy 2B14”) within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 28 June 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 2B14 with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).
- C.** That Council note, that in relation to Council’s disposal of its leasehold interest in Tenancy 2B14 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 2B14 (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:

Harding

Ireland

Tully

Doyle

Kunzelmann

Milligan

**NEGATIVE**

Councillors:

Nil



All Councillors except Councillor Andrew Fechner were present when the vote was taken.

The motion was put and carried.

At 2.45 pm Councillor Andrew Fechner returned to the meeting room.

**MEETING CLOSED**      The meeting closed at 2.45 pm.

“These minutes are subject to confirmation at the next scheduled Council Ordinary Meeting”

Unconfirmed