



SIREPA

SOUTHEAST IOWA REGIONAL
ECONOMIC & PORT AUTHORITY

April 16, 2021

Meeting of the Board of Directors
2:00pm – 3:00pm

Via Zoom

Call-In: (312) 626-6799 Meeting ID: 856 5843 5345

<https://us02web.zoom.us/j/85658435345>

Agenda

I. Call to Order, Chair (Boyer):

Roll Call:

- a. Director Denise Boyer, Chair
- b. Director Mike Hickey, Vice-Chair
- c. Director Michael Dunn, Treasurer
- d. Director Jack Smith
- e. Director, Bob Dodds
- f. Director, Bruce Hardy
- g. Ex-Officio, Garry Seyb, Lee County Supervisor
- h. Ex-Officio, Rick Larkin, Lee County Supervisor
- i. Ex-Officio, Matt Larson, State Treasurer's Office

- II. Consider Approval of Agenda of April 16, 2021 Meeting (Board Action)
- III. Consider Approval of Minutes of October 2, 2020 Meeting (Board Action)
- IV. Discuss Lee County Joint Education Center Update (Board Discussion)
- V. Matters from the Floor (Discussion or Information)
- VI. Consider Adjournment (Board Action)



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Minutes of the SIREPA Board of Directors
Friday, October 2, 2020
Via Zoom or in Person at SEIRPC Offices
211 N Gear Avenue, West Burlington, IA

I. Call to Order at 3:03 p.m. by Mike Hickey

Roll Call:

Members Present via Zoom: Director Denise Boyer (*Chair*); Director Mike Hickey (*Vice Chair*); Director Michael Dunn (*Treasurer*) via Zoom; Director Jack Smith via Zoom; Director Bob Dodds; Director Bruce Hardy; Gary Folluo (*Ex-Officio*) in person; Rick Larkin (*Ex-Officio*); Matt Larson, Iowa Treasurer's Office (*Ex-Officio*) via Zoom

Members Absent:

SEIRPC Staff Present: Mike Norris, Zach James, and Sherri Jones

Guest(s) Present: Charles Bell, David Varley, and Jim Dennis all via Zoom

II. Consider Approval of Agenda (Board Action):

Smith made a motion to approve the October 2, 2020 meeting agenda, second by Hickey. All ayes, motion carried.

III. Consider Approval of Meeting Minutes (Board Action):

Hickey made a motion to approve the September 24, 2020 Meeting Minutes, second by Dodds. All ayes, motion carried.

IV. Port Statistical Areas (Recommendation from subcommittee, Board Action):

The PSA subcommittee (Denise Boyer and Mike Dunn) met after the September board of directors meeting to discuss and make a recommendation on which port board to join. They determined that Mid-America Port Commission (MAPC) is a long-standing group uniting Iowa, Illinois, and Missouri, and is a turnkey port statistical area. Boyer is going to serve on the MAPC board representing Lee County since there is an opening, and Charles Bell said she will be a great addition. Hickey made a motion to join the Mid-America Port Commission (MAPC) upon recommendation of the subcommittee, second by Hardy. All ayes, motion carried.

V. Update Bylaws (draft bylaws, Board Action):

Jack Smith and Bob Dodds reviewed the bylaws and made some updates including: making the language consistent with resolutions regarding terms of directors, clarifying closed session voting procedures, correcting errors referring to SIREPA as a corporation instead of an authority, and correcting typing mistakes. Attorney Jim Dennis talked about Director and Member liability and the importance in understanding how SIREPA should enter into projects. Dennis said that SIREPA Bylaws and Iowa Code state political subdivisions are not liable for debts of the Port Authority and directors are not responsible for debts of the corporation. Smith was concerned if liability could pass to cities and counties. Dennis said he will research the statutes. Boyer made a motion to update the bylaws as presented, second by Dunn. All ayes, motion carried.

VI. Closed Session (Board Action):

Boyer made a motion to go into Closed Session at 3:41 p.m. for the purpose of: To discuss the purchase of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property as per State Code, Chapter 21.5.1(j), second by Smith. A roll call vote was taken. All ayes, motion carried.

VII. To go back into regular meeting (Board Action):

Hickey made a motion to go back into regular meeting at 4:04 p.m., second by Hardy. A roll call vote was taken. All ayes, motion carried.

VIII. Matters from the Floor:

None

IX. Consider Adjournment (Board Action):

Hickey made a motion to adjourn at 4:06 p.m., second by Hardy. All ayes, motion carried.



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Memo

To: SIREPA Board
From: Mike Norris, SEIRPC
Date: April 15, 2021
Re: Joint Education Center

Work continues on development of the Lee County Joint Education Center. All county school districts and SCC appear to be working closely together now in conjunction with LCEDG to hammer out details on opening the Center in Fall 2022.

It feels that cooperation is at an all-time high on the Center project. SIREPA is once again approached to purchase/own the facility that would operate as the Center. SIREPA advantages are its tax-exempt status and ability to own/lease/finance.

A purchase agreement assignable to SIREPA has been executed between LCEDG and KL Megla. The purchase agreement expires in 60 days. It would be desirable for all parties involved for SIREPA to secure financing (backed by fundraising agreement with LCEDG) to purchase the facility.

Owning the Center is the best project opportunity SIREPA has ever had to fulfill its role in Lee County. It is not without risks, but the risks are relatively low compared to multiple benefits to schools, students, SCC and area businesses.

I have been in close communication with Dennis Fraise and re-opened conversations with the SIREPA Facility Subcommittee composed of Jack Smith and Bob Dodds. There are many items to accomplish in a short amount of time but all is attainable with the high level of communication with cooperative partners.

The following is a synopsis of our “to-do” list to discuss and follow up over the next couple weeks.

- SIREPA preparation for building purchase
 - PHASE I – Building Purchase
 - Finance RFP
 - Requisite inspections
 - Roof
 - Sprinkler
 - Suitability for education (Architect)
 - Upfront funding (LCEDG, KEDC, FMEDC)
 - Agreements for upfront funding
 - Insurance
 - Plan for building maintenance (lawn, snow, mechanicals, etc.)

The follow up meeting would then be in a week or so to discuss empowering staff and the subcommittee to procure financing, insurance, etc. to move the project forward if the board agrees.