



Notice of Commercial Services Committee Meeting

Notice is hereby given that a Commercial Services Committee Meeting will be held in the Ballina Shire Council Chambers, 40 Cherry Street, Ballina on **Tuesday 26 February 2013 commencing at 4.00 pm.**

Business

1. Apologies
2. Declarations of Interest
3. Deputations
4. Committee Reports

A handwritten signature in black ink, appearing to read 'Paul Hickey', with a long horizontal line extending from the end of the signature.

Paul Hickey
General Manager

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1. Apologies
 2. Declarations of Interest
 3. Deputations
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1. Apologies

2. Declarations of Interest

3. Deputations

4.1 Wigmore Arcade Update

4. Committee Reports

4.1 Wigmore Arcade Update

Delivery Program Commercial Services

Objective To provide Councillors with an update on the Wigmore Arcade redevelopment

Background

Council has previously resolved to consider options for the upgrade of the Wigmore Arcade. To assist Council in this evaluation process CBRE Australia has been engaged to undertake a feasibility study to advise on options such as minor, medium or major refurbishment / re-development of the building. It was anticipated that this study would be available for this meeting however the report is still a few days away from being finalised. If the report is completed prior to the meeting Council staff will be in a position to distribute or table it for Councillors. It will then be a matter for Councillors to determine whether they wish to consider the report or defer it to another meeting. If the report is presented, it will need to be considered in confidential session, as it contains a significant amount of commercial information.

Key Issues

- Benefit / cost of any redevelopment proposal

Information

If the report is available it will provide comprehensive information on the options for redevelopment of the Wigmore Arcade.

Legal / Resource / Financial Implications

Council has allocated no funding for the actual physical redevelopment of the Arcade. Funding has been expended during 2011/12 (\$19,859) and 2012/13 (\$34,100) as follows on the Arcade:

Item	Amount (\$)
Consultancy – Lynn Travers	19,200
Consultancy - Ardill Payne	4,634
Consultancy - Architect	6,746
Advertising EOI	5,495
Council Fees	1,441
Council Staff (Mtce works)	6,591
Contractors and Materials (Mtce Works)	9,852
Total	53,959

The consultancy agreement with CBRE is for \$15,000 and this account is still to be paid.

4.1 Wigmore Arcade Update

Consultation

Extensive research is being undertaken in preparing the feasibility assessment and Council continues to communicate with the tenants on a regular basis.

Options

This report is currently for noting purposes only.

RECOMMENDATION

That Council notes the contents of this report on the status of the Wigmore Arcade redevelopment.

Attachment(s)

Nil

5. Confidential Session

In accordance with Section 9 (2A) of the Local Government Act 1993, the General Manager is of the opinion that the matters included in the Confidential Business Paper, and detailed below are likely to be considered when the meeting is closed to the public.

Section 10A(4) of the Local Government Act, 1993 provides that members of the public are allowed to make representations to or at a meeting, before any part of the meeting is closed to the public, as to whether that part of the meeting should be closed.

A brief summary of each of the reports recommended for consideration in confidential session follows:

5.1 Land Sale and Purchase

This report contains information relating to the potential sale and purchase of land by Council.

5.2 Shelly's on the Beach Cafe - Land Tenure

This report contains information relating to the potential sale and purchase of land by Council.

RECOMMENDATION

That Council moves into committee of the whole with the meeting closed to the public, to consider the following items in accordance with Section 10A (2) of the Local Government Act 1993.

5.1 Land Sale and Purchase

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the Local Government Act 1993. which permits the meeting to be closed to the public for business relating to the following:-

- c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business

and in accordance with 10D(2)(c), on balance, the discussion of the matter in an open meeting is not considered to be in the public interest as negotiations are being conducted on a commercial in confidence basis.

5.2 Shelly's on the Beach Cafe - Land Tenure

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(d) of the Local Government Act 1993. which permits the meeting to be closed to the public for business relating to the following:-

- d) commercial information of a confidential nature that would, if disclosed:
 - (i) prejudice the commercial position of the person who supplied it, or
 - (ii) confer a commercial advantage on a competitor of the council, or
 - (iii) reveal a trade secret

and in accordance with 10D(2)(c), on balance, the discussion of the matter in an open meeting is not considered to be in the public interest as negotiations are being conducted on a commercial in confidence basis.