

Minutes of Special Meeting held on 30th March, 2015 at 10.30p.m.

Chair: Cllr. P. Millea

Cllrs: M. Shortall, T. Breathnach, P. Dunphy, J. Brennan, M. H. Cavanagh, A. McGuinness, M. Doyle, M. McCarthy, P. Fitzpatrick, J. Malone, G. Frisby, M. Noonan, B. Gardner, D. Kennedy, K. Funchion.

Officials: J. Mulholland, M. Prendiville, S. Walton, P. O' Neill, J. McCormack, B. Tyrrell, M. Delahunty, K. Hanley, D. Malone, T. Lauhoff, D. McDonnell and A.M. Walsh.

Apologies: Cllrs. F. Doherty, M. Doran, E. Aylward, M. O' Neill and P. O' Neill

Cllr. P. Millea opened the special meeting and advised members that the executive would make a power point presentation first and then there will be opportunities for members to ask questions. A copy of the PowerPoint presentation has been circulated for information.

Mr. Mulholland commenced the presentation and gave an overview on the following:-

- Decision to purchase site and other lands in the ownership of Kilkenny County Council.
- Update on the Masterplan and urban design for the site, report will be presented to the Council on the draft final Masterplan in June.
- Emerging points of public opinion arising from the public consultation
- Economic and Social Regeneration of Brewery Site for the future population of Kilkenny.
- Funding and financing development on site through national and EU funds and finance access choices available.

Mr. Martin Prendiville, outlined the following:-

- The Council's current borrowings on existing capital projects.
- Council's Capital Budget 2015-2017 adopted by the Council, provision of €12.3m included in the adopted budget for site acquisition, development of infrastructure, commercial office developments or work space development.
- Funding required for capital projects, EU funding is being researched.
- Kilkenny County Council does not have capacity to develop this site on its own, funding partner is needed and the options available for office development.
- Role of NTMA and ISIF (Irish Strategic Investment Fund)
- ISIF have a discretionary fund of €7.1 billion available
- Discussion/applications to ISIF ongoing since October, 2014

- Possible structure – Joint Venture - by Kilkenny County Council and ISIF, no guarantees required from Kilkenny County Council to underwrite debt.
- Proper governance structure will be put in place.

Mr. Mulholland concluded the presentation by advising members that the partnership with ISIF would provide the Council with a long term funding source from a state agency. There is low risk for the Council while still retaining a substantial interest in the development. Resources of Kilkenny County Council would not be required. IDA will support the marketing and advertising of the site.

Mr. Mulholland recommended members approval to continue further engagement with ISIF.

Cllr. P. Millea thanked Mr. Mulholland and Mr. Prendiville for their detailed presentation on such an important development for the city and county. He invited questions from the members.

Contributions were received from Cllr. K.Funchion, M.Noonan, M.Shortall, J.Malone, B. Gardner, P. Fitzpatrick, A.McGuinness, T.Breathnach, M. H. Cavanagh, M. McCarthy and J. Brennan.

Members welcomed this interest in relation to financing the development of the Brewery site. The members were very positive in their contributions on this opportunity to develop a major city centre site for the future generation of the City and County, which will support economic, development and job creation.

The main issues raised by the members are as follows:-

- Report on outcome of the public consultations on the Masterplan
- When will draft Masterplan be available?
- Status of Part 8 – Mayfair building
- Archaeology assessment, environmental assessment.
- Concerns over the process of joint venture as Kilkenny will be the first investment for ISFI and will be a pilot project.
- Amount of funds available for Phase 1 and other phases of development.
- Revenue streams for Kilkenny County Council, and likely risk to the Council
- Who will borrow the money and repay the loans
- Can funds be generated for future social projects/infrastructure and energy income generating projects.
- Structure, governance, appointment of Board members for joint venture, can the public be involved via PPN structure, control of site and development, reporting arrangement within the county.
- Assigning resources to researching EU funds, have potential funds been identified.
- Opportunities for job creation, establishing 3rd/4th level campus.

- Plans for marketing site
- Ongoing public consultation must be part of development.
- Temporary use of site pending development e.g. car parking, Christmas markets etc or other open air events.
- Protecting the Abbey on site and opening it up as a tourist attraction.
- Any other discussions ongoing with private companies or private investors.
- Welcomed the phasing of development over a number of years.
- Are members committing to anything at this stage.

Mr. John McCormack advised that a report on the Brewery Re-Visionary Public Consultation will be available on our website by the end of the week. There will be opportunities for further public feedback on the Masterplan which will be available in June/July 2015. Public will also have opportunities to engage when Part 8 proposals are being advanced.

Mr. Mulholland responded to all the queries raised by members. He stated that Kilkenny County Council and ISFI will be very careful with state investments for commercial development. Due diligence will be undertaken when setting up a joint venture company. There are a lot of further discussions required to progress all the issues on the proposed developments in any part of the Brewery site.

There is a lot of interest in the site but the masterplan must be agreed first. Part of the site will be earmarked for social housing and it is expected that the site will be developed over a 20 year period. ISFI have expressed an interest in the development of the Mayfair and Brewhouse and they will ensure that there is a return for the state when state funds are being invested. Kilkenny will gain from additional job opportunities which will stimulate the economy in Kilkenny. All options for development are still open and all types of projects can be considered such as energy saving etc.

Negotiations have been ongoing with NTMA and ISFI over the last 6 months and member's approval is recommended to continue discussions with them to develop proposals.

It is important to have Phase 1 developed which will provide about 8,000sqm of space for potential clients.

Legal agreements will be required and these will be brought back to members for agreement. Details on the constitution of Board will come at a later stage. All development and financing of development is contingent on planning. Loans will be drawn down by the joint venture company and the company will be responsible for management etc.

There are ongoing discussions with the IDA in relation to marketing of site. Proposals for River Park will be available to members at the April Meeting. There will be

archaeology investigation particularly in the environs of St. Francis Abbey and an archaeology strategy is being prepared.

There will be a reporting arrangement put in place with all stakeholders of the Joint Venture and Kilkenny County Council will be involved with the individual planning applications, Part 8 etc.

Cllr. P. Millea thanked all members for their detailed contributions and questions and thanked Mr. Mulholland and Mr. Prendiville for their work to date on the Brewery Site.

It was proposed by Cllr. T. Breathnach, seconded by Cllr. J. Brennan and agreed by all members "That approval is given by the elected members to continue further engagement with ISIF in order to secure a long term source of funding to facilitate the commencement of development of economic activity and employment on the Brewery Site."

Cllr. P. Millea requested members to approve the request by IDA to meet the Council in committee on Monday 20th April, 2015 at 2.00pm.

Discussion ensued where a number of members expressed their concerns at this request and were not in favour of meeting in committee. A number of members expressed their concerns that this was the first opportunity to meet the IDA and ask questions.

Mr. Mulholland advised that it is a matter for the members to make a decision on meeting the IDA in committee or in public.

Cllr. P. Millea requested members to make a decision and it was agreed on this occasion to meet the IDA in committee provided that the IDA agree to meet the Council at a later stage in public.

Cllr's B. Gardner, D. Kennedy, K. Funchion stated they have reservations on this and the meeting should have the public in attendance.