



City Council
December 19, 2025
Special Session

Call to order

Mayor Chris Hoffman called the Friday, December 19, 2025, Special Session of the North Liberty City Council to order at 10:00 a.m. in Council Chambers at 360 N. Main Street. Councilors present: Brent Smith*, Paul Park, Brian Wayson*, Brian Leibold* and Ere Sittig*. *Denotes electronic participation.

Others present: Ryan Heiar, Stacey House, Grant Lientz, Ryan Rusnak, Josiah Bilskemper, Brandon Pratt and Scott Wilson.

Approval of the Agenda

Park moved; Smith seconded to approve the agenda. The vote was all ayes. Agenda approved.

UCD Subordination Agreement

Staff Presentation

City Administrator Heiar presented a proposed subordination agreement and amendment to the forgivable loan agreement previously approved in May with UCD Holdings, LLC. He explained the request would subordinate the City's mortgage on the east properties to allow the developer to secure additional capital and a second construction loan. He noted the agreement would allow reimbursement to the City of just over \$2.1 million for the east side property purchases, adding to the \$1.8 million previously reimbursed for central district property acquisitions.

Heiar further reported the agreement includes an updated project budget reflecting higher acquisition and construction costs, including unsuitable soil conditions encountered on the site. He emphasized the agreement does not change the City's \$20 million commitment to the project. Staff recommended approval of the agreement to allow the project to continue moving forward.

Council discussed the item. No additional questions were raised.

Public Comment

No public comments.

Resolution Approving Subordination Agreement

Wayson moved; Leibold seconded to approve Resolution Number 2025-145, A Resolution approving a Subordination Agreement and Amendment to Forgivable Loan Agreement between UCD Holdings, LLC and the City of North Liberty, Iowa. After discussion, the vote was: ayes – Smith, Wayson, Park, Leibold, Sittig; nays – none. Motion carried.

Adjournment

Park moved; Smith seconded to adjourn. The vote was all ayes. Meeting adjourned.

CITY OF NORTH LIBERTY

By: _____
Chris Hoffman, Mayor

Attest: _____
Stacey House, Deputy City Clerk