



# CITY FINANCE AND GOVERNANCE COMMITTEE

## Minutes

for the meeting on

Tuesday, 20 May 2025

in the Colonel Light Room, Adelaide Town Hall

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Our Adelaide.  
**Bold.**  
**Aspirational.**  
**Innovative.**

Present – The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith  
Councillor Dr Siebentritt (Chair)  
Deputy Lord Mayor, Councillor Martin and Councillors Abrahamzadeh and Davis

## **1 Acknowledgement of Country**

The Chair stated:

‘Council acknowledges that we are meeting on traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.

And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.’

## **2 Apologies and Leave of Absence**

Apologies:

Councillors Couros, Giles and Snape

## **3 Confirmation of Minutes - 15/4/2025 & 22/4/2025**

Moved by Deputy Lord Mayor, Councillor Martin,  
Seconded by Councillor Abrahamzadeh -

That the Minutes of the meeting of the City Finance and Governance Committee held 15 April 2025 and the Special meeting held on 22 April 2025, be taken as read and be confirmed as an accurate record of proceedings.

Carried

## **4 Declaration of Conflict of Interest**

Nil

## **5 Deputations**

Nil

## **6 Workshops**

Nil

## **7 Reports for Recommendation to Council**

### **7.1 2024/25 Business Plan & Budget Quarter 3 Update**

Steve Maras, Chair and Greg Ratsch, General Manager, Adelaide Economic Development Agency addressed the meeting.

Theo Maras, Chair and Fabienne Reilly, General Manager, Adelaide Central Market Authority addressed the meeting.

Discussion ensued

It was then –

Moved by Deputy Lord Mayor, Councillor Martin,  
Seconded by Councillor Abrahamzadeh -

THAT THE CITY FINANCE AND GOVERNANCE COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL:

1. Receives the City of Adelaide 2024/25 Business Plan and Budget Quarter 3 Update as contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Finance and Governance held on 20 May 2025.

2. Approves adjustments for the 2024/25 Business Plan and Budget (BP&B) as identified in this report and reflected in Attachment A to Item 7.1 on the Agenda for the meeting of the City Finance and Governance Committee held on 20 May 2025.
3. Notes the year-to-date Operating (Financial Performance) for the quarter ending 31 March 2025, which includes:
  - 3.1. Total operating revenue of \$178.338m (\$2.005m higher than the budget of \$176.333m, for the period)
  - 3.2. Total operating expenses (including depreciation) of \$163.930m (\$4.564m lower than the budget of \$168.494m, for the period)
  - 3.3. An operating surplus of \$14.408m (\$6.569m higher than the budget of \$7.839m, for the period)
  - 3.4. Total Capital Expenditure of \$68.152m (\$4.474m lower than the budget of \$72.626m, for the period)
  - 3.5. Net cash surplus position of \$21.287m.
4. Approves budgeted year end Operating Position, which includes:
  - 4.1. Total operating revenue of \$240.099m (\$2.186m higher than the Quarter 2 budget of \$237.913m).
  - 4.2. Total operating expenses (including depreciation) of \$230.732m (\$2.186m higher than the adopted budget of \$228.546m)
  - 4.3. An operating surplus/deficit of \$9.367m (consistent with the Quarter 2 budget of \$9.367m).
5. Approves total capital expenditure of \$112.909m for 2024/25 year (\$8.134m lower than the Quarter 2 budget of \$121.043m).
6. Approves total borrowings of \$30.739m projected to 30 June 2025 (\$10.366m higher than the Quarter 2 projected borrowings of \$20.373m to 30 June 2025).
7. Receives the Council Subsidiary Quarter 3 updates as contained as Attachments B, C, D and E to Item 7.1 on the Agenda for the meeting of the City Finance and Governance Committee held on 20 May 2025.

Discussion continued

The motion was then put and carried

## **7.2 Submission to the Select Committee on Short Stay Accommodation Sector**

Moved by Lord Mayor,  
Seconded by Deputy Lord Mayor, Councillor Martin -

### THAT THE CITY FINANCE AND GOVERNANCE COMMITTEE RECOMMENDS TO COUNCIL THAT COUNCIL

1. Endorses the submission to the Select Committee on Short Stay Accommodation Sector as contained in Attachment A of Item 7.2 on the Agenda for the meeting of the City Finance and Governance Committee held on 20 May 2025.
2. Authorises the Chief Executive Officer, or delegate, to make minor technical or typographical amendments to the submission to the Select Committee on Short Stay Accommodation Sector as contained in Attachment A of Item 7.2 on the Agenda for the meeting of the City Finance and Governance Committee held on 20 May 2025 for the purposes of finalising and lodging the submission.

Discussion ensued

### Undertaking – Submission to the Select Committee on Short Stay Accommodation Sector

In response to a query from the Deputy Lord Mayor, Councillor Martin, an undertaking was given to provide Council Members with information regarding the rating approach, if any, for residential properties available for short stay accommodation across other South Australian Councils.

The motion was then put and carried

### 7.3 Affixation of the Common Seal - State Bike Fund Grant

Moved by Councillor Davis,  
Seconded by Deputy Lord Mayor, Councillor Martin -

THAT THE CITY FINANCE AND GOVERNANCE COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Notes the successful grant funding application to the 2024/25 State Bicycle Fund.
2. Authorises the Lord Mayor and Chief Executive Officer to affix the Common Seal of the Council to the State Bicycle Funding Deed, as contained in Item 7.3 on the Agenda for the meeting of the City Finance and Governance Committee held on the 20 May 2025.

Carried unanimously

### 8 Reports for Noting

Nil

### 9 Exclusion of the Public

Moved by Lord Mayor,  
Seconded by Deputy Lord Mayor, Councillor Martin -

ORDER TO EXCLUDE FOR ITEM 10.1

THAT THE CITY FINANCE AND GOVERNANCE COMMITTEE:

1. Having taken into account the relevant consideration contained in section 90(3) (b) & (d) and section 90(2) & (7) of the *Local Government Act 1999* (SA), this meeting of the City Finance and Governance Committee dated 20 May 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 10.1 [Delegation to Award Contract] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

#### Grounds and Basis

This Item is commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to identify the proponent and to confer a commercial advantage on a person with whom the council is conducting business and prejudice the commercial position of the council, with the potential to confer a commercial advantage to a third party competitor of a person with whom the council is conducting business.

#### Public Interest

The Committee is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information may result in release of information prior to the finalisation of 'commercial in confidence' negotiation with the proponent and because the disclosure of Council's commercial position may severely prejudice Council's ability to discuss/participate or influence a proposal for the benefit of the Council and the community in this matter and in relation to other contract negotiations.

2. Pursuant to section 90(2) of the *Local Government Act 1999* (SA) (the Act), this meeting of the City Finance and Governance Committee dated 20 May 2025 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 10.1 [Delegation to Award Contract] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (b) & (d) of the Act.

Carried

Moved by Deputy Lord Mayor, Councillor Martin,  
Seconded by Councillor Abrahamzadeh –

ORDER TO EXCLUDE FOR ITEM 10.2

THAT THE CITY FINANCE AND GOVERNANCE COMMITTEE:

1. Having taken into account the relevant consideration contained in section 90(3) (a) and section 90(2) & (7) of the *Local Government Act 1999* (SA), this meeting of the City Finance and Governance Committee dated 20 May 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 10.2 [Precinct Review] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

Grounds and Basis

This Item contains matters that must be considered in confidence because of potential changes of staff placement recommended in the Precinct Review not yet discussed with the individuals involved.

The disclosure of information in this report would unfairly affect employees who are yet to be consulted with, as the current proposed model is not yet finalised and the proposed impacts may or may not actually materialise.

2. Pursuant to section 90(2) of the *Local Government Act 1999* (SA) (the Act), this meeting of the City Finance and Governance Committee dated 20 May 2025 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 10.2 [Precinct Review] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (a) of the Act.

Carried

Members of the public and corporation staff not involved with Items 10.1 and 10.2 left the Colonel Light Room at 7.00 pm.

- 10 Confidential Reports for Recommendation to Council**
- 10.1 Delegation to Award Contract [S90(3) (b), (d)]**
- 10.2 Precinct Review [S90(3) (a)]**

The meeting reopened to the public at 7.08 pm.

**Item 10.1 – Delegation to Award Contract [s 90(3) (b), (d)]**

Confidentiality Order

Authorises that, in accordance with Section 91(7) and (9) of the *Local Government Act 1999* (SA) and because Item 10.1 [Delegation to Award Contract] listed on the Agenda for the meeting of the City Finance and Governance Committee held on 20 May 2025 was received, discussed and considered in confidence pursuant to Section 90(3) (b) and (d) of the *Local Government Act 1999* (SA), this meeting of the City Finance and Governance Committee do order that

1. The resolution, the report, the discussion and any other associated information submitted to this meeting and the Minutes of this meeting in relation to the matter remain confidential and not available for public inspection until 31 December 2031.
2. The confidentiality of the matter be reviewed in December 2026.
3. The Chief Executive Officer be delegated the authority to review and revoke all or part of the order herein and directed to present a report containing the Item for which the confidentiality order has been revoked.

**Closure**

The meeting closed at 7.08 pm

Councillor Dr Siebentritt  
**City Finance and Governance Committee Chair**

Documents Attached:

Nil