CITY OF MANHATTAN
KANSAS

MINUTES
SPECIAL CITY COMMISSION MEETING
TUESDAY, FEBRUARY 28, 2006
5:00 P.M.

The Special Meeting of the City Commission was held at 5:00 p.m. in the City Commission Room. Mayor Ed Klimek and Commissioners Bruce Snead, Tom Phillips, Mark Hatesohl, and Jayme Morris-Hardeman; Parks and Recreation Advisory Board members Bruce McMillan, Marie Steichen, Roger Brannan, Reed Scott and Randy Martin were present. Also present were the City Manager Ron R. Fehr, Deputy City Manager Diane Stoddard, Assistant City Manager Jason Hilgers, City Attorney Bill Frost, City Clerk Gary S. Fees, 6 staff, and approximately 59 interested citizens.

PLEDGE OF ALLEGIANCE

Mayor Klimek led the Commission in the Pledge of Allegiance.

WORK SESSION

The City Commission held a Work Session regarding the Consultant's Report on Site Selection for the Proposed Family Indoor Recreation/Aquatic Facility; Master Plan Alternatives for City Park; and Outdoor Aquatic Facility Options.

At 8:15 p.m., the Commission took a brief recess.

SPECIAL CITY COMMISSION MEETING

FINAL DEVELOPMENT AGREEMENT - NORTH PROJECT AREA OF DOWNTOWN REDEVELOPMENT

Ron Fehr, City Manager, introduced the item.

Jason Hilgers, Assistant City Manager and Redevelopment Coordinator, presented the item and answered questions from the Commission.

Bob Welstead, Dial Realty, presented additional information for the north project area of the downtown redevelopment.

SPECIAL CITY COMMISSION MEETING *(CONTINUED)*

FINAL DEVELOPMENT AGREEMENT - NORTH PROJECT AREA OF DOWNTOWN REDEVELOPMENT *(CONTINUED)*

Jason Hilgers, Assistant City Manager and Redevelopment Coordinator, and Bill Frost, City Attorney, answered questions from the Commission.

Jason Hilgers, Assistant City Manager and Redevelopment Coordinator; Ron Fehr, City Manager; and Bill Frost, City Attorney, clarified elements of the Final Development Agreement and answered questions from the Commission.

Bob Welstead, Dial Realty, informed the Commission on the status of agreements with affected property owners. He then answered questions regarding the Final Development Agreement.

Jason Hilgers, Assistant City Manager and Redevelopment Coordinator, informed the Commission that the City's bond counsel has reviewed the document and didn't view the changes made as significant.

Bob Welstead, Dial Realty, answered additional questions from the Commission.

Rick Kiolbasa, Dial Realty, explained the placement of current tenants and the flexibility to work with property owners.

Ron Fehr, City Manager, answered questions from the Commission regarding future tenants moving into the redevelopment area.

Rick Kiolbasa, Dial Realty, informed the Commission that they want to make sure that the tenants have good sales, pay their rent and are a good tenant.

Bob Welstead, Dial Realty, said they will work very diligently to bring in quality tenants in order to pay for the bonds. He stated that he did not want to be handcuffed in what tenants could or could not be included in the district.

Bill Frost, City Attorney, provided clarification on the Agreement and proposed motion.

SPECIAL CITY COMMISSION MEETING *(CONTINUED)*

FINAL DEVELOPMENT AGREEMENT - NORTH PROJECT AREA OF DOWNTOWN REDEVELOPMENT *(CONTINUED)*

After discussion, Commissioner Snead moved to approve the Final Redevelopment Agreement with Dial Realty for the North Project of the Downtown Redevelopment and to authorize the City Clerk and Mayor to execute the Final Development Agreement and associated documents. Commissioner Hatesohl seconded the motion. On a roll call vote, motion carried 5-0.

ADJOURNMENT

At 9:30 p.m., the Commission adjourned.

Gary S. Fees, City Clerk