

MINUTES
SPECIAL CITY COMMISSION MEETING
TUESDAY, OCTOBER 12, 2004
5:00 P.M.

The Special Meeting of the City Commission was held at 5:00 p.m. in the City Commission Room. Mayor Brad Everett and Commissioners Ed Klimek, Bruce Snead, Mark Hatesohl, and Mark Taussig were present. Also present were the City Manager Ron R. Fehr, Assistant City Manager Diane Stoddard, Assistant to the City Manager Jason Hilgers, City Attorney Bill Frost, City Clerk Gary S. Fees, 5 staff, and approximately 15 interested citizens.

PLEDGE OF ALLEGIANCE

Mayor Everett led the Commission in the Pledge of Allegiance.

GENERAL AGENDA

ATTRACTIONS COMMITTEE REPORT AND PRELIMINARY STAR BOND APPLICATION ANALYSIS

Ron Fehr, City Manager, introduced the item.

Jason Hilgers, Assistant to the City Manager, presented the item and provided an overview of the downtown redevelopment plan.

Rick Kiolbasa, Dial Realty, presented additional detail to the proposed downtown redevelopment area concept plan. He then answered questions from the Commission.

Eric Lander, Canyon Research, presented an overview via speakerphone of the downtown redevelopment district plan. He provided the Commission with an overview of information in preparation for a sales tax and revenue (STAR) bond application.

Jason Hilgers, Assistant to the City Manager, provided preliminary expenditure figures and a breakdown of projected costs of the proposed redevelopment.

Rick Kiolbasa, Dial Realty, informed the Commission that he was comfortable in achieving the projected revenue figures provided.

Bob Welstead, Dial Realty, informed the Commission that the old Steel and Pipe property would probably be the first to be developed. He said the later years revenue projections should grow more than projected.

GENERAL AGENDA (CONTINUED)

ATTRACTIONS COMMITTEE REPORT AND PRELIMINARY STAR BOND APPLICATION ANALYSIS (CONTINUED)

Eric Lander, Canyon Research, said many of the tenants the redevelopment would attract would be new to Manhattan. He then answered additional questions from the Commission.

Rick Kiolbasa, Dial Realty, informed the Commission that the plan could not support as much retail as originally shown. He said the numbers provided are accurate.

Eric Lander, Canyon Research, said that the redevelopment project will help stop retail leakage. He then answered additional questions from the Commission regarding revenue projections.

Jason Hilgers, Assistant to the City Manager; Ron Fehr, City Manager; and Rick Kiolbasa, Dial Realty, answered questions from the Commission.

Jim Harpool, Dial Realty, informed the Commission that Frontier Trails Museum is seeing 60,000 visitors a year. He said the exhibits need to be programmed and felt the numbers are achievable based on what else he has seen.

Ron Fehr, City Manager, and Jason Hilgers, Assistant to the City Manager, provided additional information on the item and answered questions from the Commission.

Lyle Butler, President, Manhattan Area Chamber of Commerce, encouraged the Commission to go to the next step in the process and have the State evaluate the proposal and provide their feedback and input on the pre-application. He then answered questions from the Commission.

Ron Fehr, City Manager, informed the Commission that additional feedback is needed from the State and said that a lot of analysis and additional steps need to occur before the project proceeds forward.

Bob Welstead, Dial Realty, spoke about the process completed thus far and asked the Commission to proceed forward with the State.

After discussion, Commissioner Hatesohl moved to accept the Attractions Committee Report and direct City Administration, Dial Realty, and Canyon Research to move forward with a preliminary draft application for STAR bonds with the State of Kansas. Commissioner Snead seconded the motion.

GENERAL AGENDA (CONTINUED)

ATTRACTIONS COMMITTEE REPORT AND PRELIMINARY STAR BOND APPLICATION ANALYSIS (CONTINUED)

Ron Fehr, City Manager, provided additional information to the Commission.

Jason Hilgers, Assistant to the City Manager, answered questions from the Commission.

Ron Fehr, City Manager, provided clarification on the item and answered questions from the Commission.

After further discussion, on a roll call vote, motion failed 2-3, with Mayor Everett and Commissioners Klimek and Taussig voting against the motion.

After discussion, Commissioner Klimek moved to table the request for the attractions recommendation and for a preliminary application for STAR bonds with the State of Kansas. Commissioner Taussig seconded the motion. On a roll call vote, motion carried 3-2, with Commissioners Snead and Hatesohl voting against the motion.

The Commission took a brief recess.

WORK SESSION

MANHATTAN CORPORATE TECHNOLOGY PARK

Diane Stoddard, Assistant City Manager, introduced the item.

Lyle Butler, President, Manhattan Area Chamber of Commerce, presented background information on the development of the East Side Business Park and the Manhattan Corporate Technology Park. He talked about the positives and negatives of the Technology Park.

Diane Stoddard, Assistant City Manager, provided additional information on pricing, covenants, and zoning of the Technology Park.

Ron Fehr, City Manager, and Diane Stoddard, Assistant City Manager, answered questions from the Commission.

Ron Fehr, City Manager, provided additional information on the item.

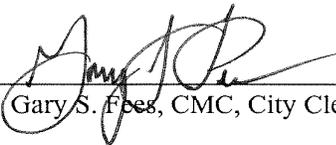
WORK SESSION (CONTINUED)

MANHATTAN CORPORATE TECHNOLOGY PARK (CONTINUED)

Diane Stoddard, Assistant City Manager; Karen Davis, Director of Community Development; Lyle Butler, President, Manhattan Area Chamber of Commerce; and Ron Fehr, City Manager, answered additional questions from the Commission.

ADJOURNMENT

At 8:45 p.m. the Commission adjourned.



Gary S. Fees, CMC, City Clerk