

**MERRIAM CITY COUNCIL PUBLIC HEARING
MINUTES
CITY HALL
9000 W. 62ND TERRACE**

**June 26, 2006
7:00 P.M.**

PUBLIC HEARING To consider an amendment to the Project Area G related to the Aristocrat Motors Redevelopment Project.

To consider an amendment to the Redevelopment Project Plan for the Aristocrat Motors Redevelopment Project.

Mayor Carl Wilkes stated the purpose of the public hearing to consider an amendment to the Project Area G related to the Aristocrat Motors Redevelopment Project and to consider an amendment to the Aristocrat Motors Redevelopment Project Plan.

Community Development Director Dennis Enslinger provided the background regarding the Aristocrat Redevelopment Project. The original Aristocrat Motors Development Agreement called for the construction of a 7,500 square foot Land Rover sales facility and an approximate 4,000 square foot Porsche/Pre-Owned sales facility on the acquired KDOT right-of-way. A portion of the KDOT right-of-way was to be leased and developed with an outdoor sales display area. An approximate 53,500 square foot service facility was to be constructed on a portion of the former WaterOne site. Total projected project costs were \$10,341,126 with an eligible TIF amount of \$1,327,400.

The project as completed is different from what was initially proposed and included in the amendments to the project plan. As completed the project included construction of a new automotive 7,500 (approximately) square foot automotive dealership facility on the purchased excess KDOT right-of-way and existing Aristocrat Motors land and the construction of a 17,700 (approximately) square foot service facility located on the under utilized GE Capital property. The total projected project costs were \$7,160,005 with an eligible TIF amount of \$818,900.

Over the course of the project there were several amendments to the redevelopment project. The first set of amendments included an increase to the project area to include a parcel previously owned by GE Capital by amending the development agreement, an amendment of the redevelopment schedule in the development agreement, an amendment to the project scope

in the development agreement to allow for the construction of an approximate 53,500 square foot service facility on a portion of the WaterOne site or the renovation of the existing WaterOne facilities into the auto service facility.

The second set of amendments included an amended redevelopment schedule in the development agreement.

The third set of amendments included an amended redevelopment schedule in the development agreement.

The fourth set of amendments as proposed would amend Project Area G in the I-35 Redevelopment District Plan to reflect the GE Capital Parcel. This includes the revision to the project area map and project area descriptions. An amendment to the Redevelopment Project Plan for the Aristocrat Motors Redevelopment Project to reflect the revised project includes project area map, project boundaries, proposed buildings and facilities to be constructed, project feasibility study, development costs and eligible project costs. Also to be discussed later is an amendment to the Redevelopment Agreement for the Aristocrat Motors Development to reflect the revised project.

There were no public comments. The public hearing closed at 7:08 p.m.

Respectfully submitted,

Juli Pinnick
Deputy City Clerk