

**SPECIAL CITY COUNCIL MEETING
CITY HALL
COUNCIL CHAMBERS
9000 W. 62ND STREET**

**June 9, 2008
6:30 P.M.**

I. CALL TO ORDER - PLEDGE OF ALLEGIANCE

Mayor Wilkes called the meeting to order at 6:40 p.m. and read the purpose of the Special Meeting.

II. ROLL CALL

Mayor Carl Wilkes

Pam Bertoncin
Chris Evans Hands
Nancy Hupp
Chad Rowe
Gayle Stephens
John Crabtree

Bryan Burks and Dan Leap were absent

Staff Present:

Phil Lammers, City Administrator; Bryan Dyer, Community Development Director; Cindy Ehart, Finance Director; Juli Pinnick, Interim City Clerk.

III. UPDATE REGARDING MERRIAM POINTE DEVELOPMENT- Merriam Investors

Chase Simmons, Polsinelli Law Firm addressed the Council regarding the Redevelopment Agreement with the city and it's relationship to the new owners Merriam Investors. The Redevelopment Agreement expires on June 18th if the land closing with Merriam Investors on the property is not finalized. The land closing with Merriam Investors is contingent on securing an anchor tenant. That anchor tenant is Best Buy. The purpose of the meeting tonight is to work out an extension to that agreement so that it fits into Best Buy's timeframe. Two pad sites on 67th Street have been purchased by Merriam Investors, as well, Lots 9, 10, 11 are now under contract with two hotels and have come before the city for plan approval. The closing on those lots is scheduled for July.

Present at the meeting was David Block, Block & Co, representing Merriam Investors. Also present was Melissa Mosley, Best Buy via telephone. Ms. Mosley stated that upon approval of a site plan for the Best Buy store a lease will be secured with Block & Co. It is anticipated that once the site plan is approved by

Melissa, the real estate committee for Best Buy would issue final approval for the site no later than September. It is the desire of Best Buy to begin construction as soon as possible with an anticipated store opening in 2009. The store will be 30,000 square feet encompassing approximately 3.5 acres of lot 1.

The sign package for the sign plan for the development has been approved by the Planning Commission.

There was some discussion regarding the date needed to extend the amendment to the Redevelopment Agreement.

COUNCILMEMBER CRABTREE MOVED THAT THE COUNCIL EXTEND THE AGREEMENT TO NOVEMBER 24, 2008.

There was some discussion regarding if the Best Buy deal does not go through will there still be hotels and the two pad sites owned by Merriam Investors developed.

COUNCILMEMBER CRABTREE WITHDREW HIS MOTION.

Chase Simmons commented that the developers are working diligently to get all the sites developed and the only hindrance would be running out of time to secure the tenants before the amendment to the Redevelopment Agreement expires.

COUNCILMEMBER CRABTREE MOVED THAT THE COUNCIL AUTHORIZE LEGAL COUNSEL TO PREPARE AND THE MAYOR TO SIGN AN AMENDMENT TO THE REDEVELOPMENT AGREEMENT RELATING TO MERRIAM POINTE EXTENDING THE CLOSING DATE OF THE MERRIAM SALE AND AUTOMATIC TERMINATION DATE TO NOVEMBER 24, 2008. THE MOTION WAS UNANIMOUSLY APPROVED.

IV. ADJOURNMENT

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE COUNCIL COUNCILMEMBER ROWE MOVED TO ADJOURN AT 7:30 P.M. COUNCILMEMBER HANDS SECONDED AND THE MOTION WAS UNANIMOUSLY APPROVED.

Approved: 06/23/08

Respectfully submitted,



Juliana Pinnick
Interim City Clerk