

MINUTES OF THE PEORIA CITY COUNCIL
CITY OF PEORIA, ARIZONA
PINE CONFERENCE ROOM
May 23, 2011

A **Special Meeting** of the City Council of the City of Peoria, Arizona was convened at 8401 West Monroe Street in open and public session at 5:32 p.m.

Members Present: Mayor Bob Barrett, Vice Mayor Cathy Carlat; Councilmembers Ron Aames, Joan Evans, Carlo Leone, Dave Pearson and Tony Rivero.

Members Absent: None.

Other Municipal Officials Present: Carl Swenson, City Manager; Susan Daluddung, Deputy City Manager; Susan Thorpe, Deputy City Manager; Ellen Van Riper, Assistant City Attorney; Wanda Nelson, City Clerk; Scott Whyte, Economic Development Services Director.

Audience: Approximately ten members of the public were present.

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

REGULAR AGENDA

NEW BUSINESS

Scott Whyte, Economic Development Services Director, noted that the four items on tonight's agenda will be discussed together. Dr. Dana Seltzer, the applicant, provided an overview of the proposed businesses planned for the properties, to include athletic training, food, and retail shops. Dr. Seltzer introduced his team and described their respective roles. Discussion ensued regarding the number of jobs created by this venture.

1R Assignment, Ground Lease Agreement, Premises at Rio Vista Community Park by Wells Fargo, N.A., to Rio Vista Property, LLC.

Motion was made by Councilmember Aames, seconded by Councilmember Evans, to approve the assignment of the existing Ground Lease Agreement dated March 14, 2005 for premises located at Rio Vista Community Park by Wells Fargo, N.A., to Rio Vista Property, LLC, an Arizona limited liability company.

Upon vote, the motion carried unanimously 7 to 0.

2R Amended Ground Lease, Premises at Rio Vista Community Park, Rio Vista Property, LLC

Motion was made by Councilmember Evans, seconded by Councilmember Aames, to approve and authorize the City Manager to execute a First Amended and Restated Ground Lease for premises located at Rio Vista Community Park by and between the City of Peoria and Rio Vista Property, LLC, an Arizona limited liability company, consistent with previously approved deal points.

Upon vote, the motion carried unanimously 7 to 0.

3R Assignment, Ground Lease Agreement, Premises on Paradise Lane by Wells Fargo, N.A., to Peoria Sports Complex Property, LLC

Motion was made by Councilmember Evans, seconded by Councilmember Aaems, to approve the assignment of the existing First Amended and Restated Ground Lease Agreement dated July 11, 2006 for premises located on Paradise Lane by Wells Fargo, N.A., to Peoria Sports Complex Property, LLC, an Arizona limited liability company.

Upon vote, the motion carried unanimously 7 to 0.

4R Amended Ground Lease Agreement, Premises on Paradise Lane, Peoria Sports Complex Property, LLC

Motion was made by Councilmember Evans, seconded by Councilmember Aames, to approve and authorize the City Manager to execute a Second Amended and Restated Ground Lease Agreement for premises located on Paradise Lane by and between the City of Peoria and Peoria Sports Complex Property, LLC, an Arizona limited liability company, consistent with previously approved deal points.

Motion was made by Councilmember Evans, seconded by Councilmember Aames, to approve the Ground Lease Agreement. Upon vote, the motion carried unanimously 7 to 0.

CALL TO THE PUBLIC: (NON-AGENDA ITEMS)

None.

ADJOURNMENT:

Being no further business to come before the Council on the Agenda, Mayor Barrett adjourned the Special Meeting at 5:49 p.m.

Bob Barrett, Mayor

ATTEST:

Wanda Nelson, City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct summary of the proceedings of the Special Meeting of the City Council of Peoria, Arizona held on the 23rd day of May, 2011. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 21st day of June, 2011.

(Seal)

Wanda Nelson, City Clerk