

Tuesday, July 25, 2017

Special Meeting

The meeting was held in the City Hall and called to order at 6:00 PM by Mayor Tom Schoaf.

I. Call to Order

Attendee Name	Title	Status	Arrived
Ann Donahue	Council Member	Remote	
Tom Schoaf	Mayor	Present	
Paul Faith	Vice Mayor	Present	
Tim Blake	Council Member	Remote	
Jeff Raible	Council Member	Present	
Peter Mahoney	Council Member	Present	
John Romack	Council Member	Present	

Staff present: Sonny Culbreth, Interim City Manager; Pamela Maslowski, Director of Planning Services; Susan Goodwin, City Attorney; Woody Scoutten, City Engineer.

II. Business

A. Development of City Center

Representatives from Carefree Partners, Scott Phillips and David Beckham were present to share their presentation regarding their interest in the development of the City Center.

Mr. Phillips stated there are a few people who will be an integral part of this project, including Rick West and Steve Yamamori. He stated their current projects include Canyon Crossroads.

Mayor Schoaf stated the Council has spent a lot of time on this project and selected one group to begin the planning through development, but it did not work out. The concern is that the City is already one year behind the timeline to complete. There may be a need to send out another RFP, which could delay it another year.

Mr. Phillips shared some of the ideas they have for the City Center. They include:

- Land Planning - It must be designed properly
- Maintain relationship with the Wigwam
- Keep traffic off Old Litchfield Road
- Timelines are important

- Their group has the skill sets to complete from start to finish
- Landscape planning and design
- Would utilize Planners
- Vintage planning to focus on restaurants and create foot traffic
- Economic Quality / Durability
- Parking needs to be strongly considered; possible parking garage
- City Hall Complex

Mr. Phillips provided additional material including a conceptual time schedule.

It was suggested to authorize Staff to enter into negotiations with a special timeline, a list of deliverables at a maximum cost of \$100,000. Another meeting can be scheduled to negotiate the contract with the City Attorney.

Following a brief discussion, Council Member Romack **moved, seconded** by Vice Mayor Faith to direct staff to draw up a contract and negotiate the terms with Destination LP, LLC; **unanimous passage.**

III. Adjournment

Council Member Romack **moved, seconded** by Vice Mayor Faith to adjourn the special meeting; **unanimous passage.**

APPROVED:

CITY OF LITCHFIELD PARK

Thomas L. Schoaf, Chair
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CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the special meeting of the City Council of the City of Litchfield Park held on **Tuesday, July 25, 2017**. I further certify that the meeting was duly called and held and that a quorum was present.

Terri Roth, CMC, City Clerk