

**MINUTES OF THE SPECIAL MEETING OF THE
MANTECA CITY COUNCIL AND THE SUCCESSOR AGENCY
TO THE MANTECA REDEVELOPMENT AGENCY
HELD SEPTEMBER 25, 2012**

The Special Meeting of the City Council and the Successor Agency to the Manteca Redevelopment Agency held September 25, 2012, in the City Council Chambers, 1001 W. Center St., Manteca, California, was called to order by Chairman Weatherford at 8:00 a.m.

Roll call: Councilmembers/Board Members DeBrum, Harris, Hernandez, Moorhead and Weatherford.

1. PUBLIC COMMENT ON ITEM NOS. 2, 3, AND 4

The Mayor/Chairman called for public comment. No one appeared to speak.

2. Approve the regular meeting minutes of the Successor Agency to the Manteca Redevelopment Agency of September 4, 2012.

ACTION: APPROVE THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY MEETING MINUTES OF SEPTEMBER 4, 2012.

(DeBrum/Hernandez) The motion carried unanimously.

3. Receive report on the proposed establishment of the Manteca Family Entertainment Zone, and direct the City Manager/Executive Director to proceed with necessary steps to begin implementation of project elements and infrastructure.

The City Manager/Executive Director and the Economic Development Manager introduced the report and Dan Martin of Market & Feasibility Advisors.

Mr. Martin presented the final economic assessment and feasibility study regarding establishment of a proposed Family Entertainment Zone (FEZ), as prepared by his firm. He responded to questions and statements of the Council/Agency.

ACTION: RECEIVE THE ECONOMIC ASSESSMENT AND FEASIBILITY STUDY PREPARED BY MARKET & FEASIBILITY ADVISORS ON THE PROPOSED ESTABLISHMENT OF THE MANTECA FAMILY ENTERTAINMENT ZONE.

(Hernandez/DeBrum) The motion carried 4-1, with Weatherford voting no.

4. Direct the City Manager to negotiate an Exclusive Negotiating Agreement with McWhinney Corporation pertaining to the Great Wolf Lodge project; and to negotiate an Exclusive Negotiating Agreement with ANF Development pertaining to the Manteca Family Entertainment Zone.

The City Manager provided the report to Council on the proposed exclusive negotiating agreements.

Trae Rigby, McWhinney Corporation, addressed the Council/Agency noting his company's interest in working with the City to negotiate a deal that is beneficial to all parties.

ACTION: DIRECT THE CITY MANAGER TO NEGOTIATE AN EXCLUSIVE NEGOTIATING AGREEMENT WITH MCWHINNEY CORPORATION PERTAINING TO THE GREAT WOLF LODGE PROJECT; AND TO NEGOTIATE AN EXCLUSIVE NEGOTIATING AGREEMENT WITH ANF DEVELOPMENT PERTAINING TO THE MANTECA FAMILY ENTERTAINMENT ZONE. (DeBrum/Hernandez) The motion carried unanimously.

The Mayor noted for the record, the City Council received an email from Bob and Roberta Matthews requesting consideration of locating a dog park in the Family Entertainment Zone.

Upon request, Marshall Linn, Urban Futures, Inc., financial advisor to the City, addressed the Council/Agency about the possibilities of the subject projects, including potential funding sources and other financial considerations.

5. Adjournment

With nothing further to come before the Special Meeting of City Council and the Successor Agency to the Manteca Redevelopment Agency, Mayor/Chairman Weatherford adjourned the meeting at 8:57 a.m.

JOANN TILTON
CITY CLERK/AGENCY SECRETARY

WILLIE W. WEATHERFORD
CHAIRMAN