

City of Chesterfield
MINUTES – Executive Session (closed meeting)
Monday, June 6, 2016



A motion was made by Councilmember Flachsbart, seconded by Councilmember Nations, to go into EXECUTIVE SESSION (closed meeting), as provided by RSMO 610.021 (1) for the purpose of discussing legal actions, causes of action, litigation or privileged communications between the City’s representatives and its attorneys, and RSMO 610.021 (2) for the purpose of discussing the lease, purchase or sale of real estate. A roll call vote was taken, with the following results: AYES – Flachsbart, McGuinness, Nations, Tilman, Hurt, Logan, DeCampi and DeGroot. NAYS – None. Mayor Nation declared the motion passed unanimously. The meeting was called to order by Mayor Bob Nation at 6:05 p.m. Also in attendance were Interim City Attorney Chris Graville, Interim Co-City Administrator Mike Geisel and the City’s Counsel for Special Development, Jim Mello at Armstrong Teasdale.

Lease, Purchase or Sale of Real Estate

Interim City Administrator Mike Geisel described a development proposal for City owned land east of the Chesterfield Valley Athletic Complex (CVAC). On December 2, 2015, City staff was approached by individuals from the Buck Innovation Group, led by Dan Buck and Mike Matheny. The proposal was to construct “the largest sports, education and wellness center in America” on the City’s 32 acres just east of the CVAC. The proposed project would consist of a sports dome complex, office park, hotel, fitness and exercise center and retail. The City purchased this property at the direction of Council for \$3.75 million in 2009 (\$1 million of that amount was a taxable donation from the land owner). Mr. Geisel stated that there is no expense or obligation to the City for financial participation, operation and/or maintenance. The City would simply lease the ground for a defined revenue stream, which would be dedicated to improvements at the CVAC. At expiration of the lease, the City may require removal of all improvements. An escrow fund would also be established for capital improvements and maintenance of the project facility, potential lease forfeiture and site clean-up. The lessee would be fully responsible for the rezoning and development process.

The second component of this ground lease is that the potential lessee is committed to installing infrastructure along North Outer 40, which includes water, sewer, drainage and gas, extending from the CVAC to Long Road.

As this project has evolved and as Council Members have been briefed, some Council Members have expressed a desire to move forward with the immediate acquisition of the

adjacent 22 acre parcel, which the City previously sought to purchase with prior development proposals. The additional 22 acre acquisition is completely independent of the development on this proposal.

Mr. Geisel explained the two actions requested of Council are: 1) to review the Letter of Intent, and 2) to provide direction relative to initiating negotiations for the immediate acquisition of the adjacent 18 acre tract of land currently owned by Successful Investors. If Council should approve the Letter of Intent, it will initiate an 18 month due diligence period which includes rezoning and development plan approval.

After much discussion, Councilmember Flachsbart made a motion, seconded by Councilmember Nations, to continue this discussion in the future and specify that it would not involve selling the property. A roll call vote was taken with the following results: AYES – DeGroot, Flachsbart, Hurt, Nations and Logan. NAYS – Tilman, McGuinness and DeCampi. Mayor Nation declared the motion passed.

[REDACTED]

There being no further business to discuss, Mayor Nation adjourned the meeting at 9:01 p.m.

Respectfully submitted:

Mike Geisel
Interim Co-City Administrator

Vickie Hass
City Clerk

APPROVED BY CITY COUNCIL: _____