

**MINUTES OF
SPECIAL CALLED CITY COMMISSION MEETING
MONDAY, MARCH 19 2012, 5:30 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

Mayor Wear called the meeting to order with the following in attendance: Vice Mayor McClure, Commissioner Brackins, City Manager Teaster, City Recorder Clabo, City Attorney Gass, members of the press and interested citizens. Commissioner Reagan and Commissioner Robinson were absent.

Mayor Wear opened the meeting and Vice Mayor McClure led in the pledge of allegiance.

REGULAR MEETING

Mayor Wear asked if there were any comments from citizens.

Leland Wykoff asked for clarification between current version of agreement on agenda and what was discussed in newspaper.

No further comments were received.

Discussion and consideration of a Real Property Purchase Agreement with Barker Industries for the purpose of constructing a baseball park and promoting economic development and regional tourism was presented for approval. Assistant City Manager Brackins discussed agreement and stated that in this contract, the City would not have to construct Pigeon Falls Lane as currently required under court order. The agreement calls for the City to purchase 50 acres for \$5 million that will be used for the purpose of building a baseball park. There was an appraisal on the total tract of 119.83 acres on February 24, 2012 in the amount of \$14,400,000. Assistant City Manager Brackins noted that since there are streams on the property, additional costs could be incurred. He further noted that language stipulates that if the baseball park has not been completed according to the master plan by December 31, 2016, the developer shall have the option to repurchase the property for \$5,000,000 by December 31, 2017. It was further noted that developer has letter of intent for hotel and amusement and areas for other places to develop. Mayor Wear asked what had changed in the proposed agreement. Assistant City Manager Brackins said wording had changed in number 16, and paragraph was added creating number 17. Vice Mayor McClure made motion to approve which was seconded by Commissioner Brackins. Before the vote City Attorney Gass stated that in talking further with Developer, a sentence would need to be added to paragraph 13 where Riverwalk Park and Pigeon Falls LLC would both be affected by circuit court order and would like to lock everyone to same page at closing. Riverwalk Park would execute an agreed order that allows for elimination of construction of Pigeon Falls Lane. Vice Mayor McClure and Commissioner Brackins accepted the friendly amendment. Before vote Mayor Wear stated Commissioner Robinson asked for his statement to be read due to his absence. See Attachment A. Following motion by Vice Mayor McClure, second by Commissioner Brackins, it was unanimously approved to accept the request as presented.

Having no other business, the meeting was duly adjourned at 5:40 p.m.

APPROVED: _____
MAYOR

ATTEST: _____
CITY RECORDER

DUE TO A PRIOR COMMITMENT THAT COULD NOT BE CANCELED AND NOT RECEIVING NOTICE OF THIS MEETING UNTIL FRIDAY NIGHT, I ASK TO HAVE MY OPINION ON THIS PROPOSED PROJECT READ.

I AM VERY IMPRESSED WITH THE POTENTIAL OF THIS PROJECT. THIS DEVELOPMENT IS UNIQUE, IN THE FACT THAT IT DOESN'T PULL BUSINESS FROM THE PARKWAY, FITS WELL INTO CURRENT ZONING, AND WILL BRING NEW AND FAMILY ORIENTED BUSINESS TO PIGEON FORGE.

FROM WHAT I KNOW OF WOODY BARKER'S PAST BUSINESS VENTURES, HE HAS BEEN NOTHING SHORT OF EXCELLENT.

AS I HAVE STATED BEFORE, I REALIZE THE NEED FOR NEW BUSINESS IN THE TDZ ZONE, BUT I AM NOT WILLING TO SUPPORT ANY PROJECT THAT LEVIES NEW OR EXTRA TAXES ON THE RESIDENTS AND BUSINESSES OF THIS TOWN.