

SEPTEMBER10, 2024

SPECIAL CALLED MEETING OF THE BOARD OF CITY COMMISSIONERS OF THE CITY OF
ALBANY, GEORGIA
GOVERNMENT CENTER
ROOM 100

PRESENT Mayor Bo Dorough
Commissioners: Jon Howard, Vilnis Gaines, Chad Warbington, and Demetrius Young
City Attorney: Michael Custer
Interim City Mgr. Derrick Brown

Mayor Dorough called the meeting to order at 4:04 pm.

The Clerk read the call as follows:

On Tuesday, September 10, 2024, at 4:00 p.m., there will be a Special Called City Commission meeting in room 100 of the Government Center Building located at 222 Pine Ave. The purpose of the meeting is to discuss and/or adopt the following resolution:

- Authorizing the City of Albany to join in a Memorandum of Understanding with Downtown Development Authority of Albany, GA, and the Harlem Renaissance Corp., and Mt. Zion Community Reinvestment Corps., re: the Harlem Renaissance Project

Sincerely,

/s/Derrick Brown
Interim City Manager

/s/ Bo Dorough
Mayor

/s/ Jon Howard
JON HOWARD, WARD I
CITY COMMISSIONER

Notified via email
JALEN JOHNSON, WARD II
CITY COMMISSIONER

/s/ Vilnis Gaines
VILNIS GAINES, WARD III
CITY COMMISSIONER

Notified via email
CHAD WARBINGTON, WARD IV
CITY COMMISSIONER

Notified via email
BOB LANGSTAFF, JR., WARD V
MAYOR PRO TEM

Notified via email
DEMETRIUS YOUNG, WARD VI
CITY COMMISSIONER

Mayor Dorough asked Attorney Dan McCray to provide background information.

Mr. McCray discussed the MOU version 14, meeting with staff and having Commission approval, advising that the need is to get this done promptly, and, if something is not right he will speak to it. Regarding considerations, he said there are three items that are in question: #1) milestones the other party has to adhere to, i.e., extension of the deadlines (June 20, 2025, and June 30, 2026) for the developer of phases 2 and 3 to ensure consistency and a request to move the dates to the end of 2025 for phase 1 and 2026 for phase 2. #2) repayment schedule to the city with there being 2 components, increments and financial increment documents if the payment is short. He mentioned that last night in a meeting, numbers were provided regarding accomplishments in 8 years and the developer asking for more time, i.e., 20 years vs 30 years equal payments, adding that there are no objections for the 30-year request. He advised that repayment does not start until 2027 and said this is currently in the document. #3) removing the requirement of the collateral packet for phase 2 and 3 which was explained in detail to include the possibility of liens vs giving up concession in phase 2 and 3 with his recommendation to not do this at this time (and explaining his reasons).

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Mayor Dorough clarified the three considerations discussed with Mr. McCray confirming the problem being the City being removed from a priority position in phase 2 and 3 at this time. Discussion continued with questions being 20 years vs. 30 years., paying the loan in increments regarding payment obligations of \$76,667.

Commissioner Howard moved to adopt the following resolution, seconded by Commissioner Young, the roll call vote unanimously carried. (Commissioner Warbington advised that he had a 4:30 meeting and signed off zoom at approx. 4:23).

A RESOLUTION NO. 24-R189A

Authoring the City of Albany to join in a Memorandum of Understanding with the Downtown Development Authority of Albany, GA, and the Harlem Renaissance Corp., and Mt. Zion Community Reinvestment Corps., re: The Harlem Renaissance Project

Mr. McCray said the final document will be version 15 that he will provide to staff tomorrow.

Lequrica Gaskins advised that a Downtown Development Authority meeting will be held immediately after this meeting concludes.

In reply to Commissioner Howard, Rev. Simmons thanked the Commission for the vote today and those outside entities and colleges for their support.

There being no further business, the meeting adjourned at 4:23 p.m.

MAYOR

ATTEST:

CITY CLERK