

MAY 7, 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, Jalen Johnson, Vilnis Gaines, Chad Warbington, and Demetrius Young  
City Attorney: Nathan Davis  
Interim City Mgr. Derrick Brown

Mayor Dorough called the meeting to order at 8:33 a.m.

The Clerk read the call as follows:

There will be a Special Called City Commission meeting on Tuesday, May 7, 2024, at 8:30 a.m., in room 100 of the Government Center Building located at 222 Pine Ave. The purpose of the meeting is to enter executive session to discuss pending litigation and to discuss and/or approve the following:

- Resolution: Approving Commercial lease Contracts (Lease) with Eagles of America Albany, Inc.
- Resolution: Authorizing Construction loan to The MP Organization, LLC in the amount of \$312,000.00 from the Dept. of Community & Economic Development
- Resolution: Authorizing Expenditure of Funds for the Harding Court Senior Apartments Project (re: Dogwood Trails II)

Sincerely,

/s/ Derrick Brown  
Interim City Manager

DELIVERED VIA EMAIL  
BO DOROUGH, MAYOR

DELIVERED VIA EMAIL  
JON HOWARD, WARD I  
CITY COMMISSIONER

DELIVERED VIA EMAIL  
JALEN JOHNSON, WARD II  
CITY COMMISSIONER

DELIVERED VIA EMAIL  
VILNIS GAINES, WARD III  
CITY COMMISSIONER

DELIVERED VIA EMAIL  
CHAD WARBINGTON, WARD IV  
CITY COMMISSIONER

DELIVERED VIA EMAIL  
BOB LANGSTAFF, JR., WARD V  
MAYOR PRO TEM

DELIVERED VIA EMAIL  
DEMETRIUS YOUNG, WARD VI  
CITY COMMISSIONER

EXECUTIVE SESSION

At 8:30 a.m., Commissioner Johnson moved to enter executive session to discuss potential litigation, seconded by Commissioner Howard, the roll call vote unanimously carried as follows:

Ward I	yes
Ward II	yes
Ward III	yes
Ward IV	yes
Ward V	absent
Ward VI	yes
Mayor	yes

At 8:54 a.m., Commissioner Howard moved to exit executive session, seconded by Commissioner Johnson, the roll call vote unanimously carried as follows:

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Ward I	yes
Ward II	yes
Ward III	yes
Ward IV	yes
Ward V	absent
Ward VI	yes
Mayor	yes

RESOLUTIONS

At 8:57, Mayor Dorough reconvened the meeting and provided information regarding the revised contract.

Commissioner Johnson moved to adopt the following resolution, seconded by Commissioner Warbington, the roll call voted unanimously carried.

A RESOLUTION NO. 24-R140

Approving Commercial Lease Contracts with Eagles of America Albany, Inc.

In reply to Commissioner Young, John Hawthorne, Director of Community & Economic Development, provided information regarding monies in his department, stating that a portion/all of the loan can be forgiven according to regulations if monies are with Community Development. Discussion continued regarding charges to residents/tenants, rent money and/or monies being refunded. In reply to Commissioner Young, Mr. Brown said the process will be similar to the Food for Less, with the recommendation to transfer monies to Community Development to monitor and disburse funds.

Commissioner Warbington mentioned the process with today being to only approve the loan, adding that the notion of a forgivable loan and the upgrades creates an issue for him because of the precedence it would set.

Mayor Dorough mentioned the enhanced appearance of the department complex, which is being upgraded (floors, appliances, etc.) and is a benefit. He assumed that the \$312,000 would be repaid with Phillip Blow, from MP, advising that they would be seeking forgiveness of half the loan, which is consistent with the loan they would be getting from Economic Development. He suggested moving forward and make the funds available, adding that the project was approved and, additional funding will be required to be repaid via low interest. He said that the vote is to approve the resolution as written with additional information forthcoming.

Discussion continued regarding project upgrades, terms of the conditions, affordability for tenants, etc. Commissioner Young asked Mr. Hawthorne the guidelines regarding forgiving the loan. Mr. Hawthorne explained that DCED is able to forgive all/portion of the loan in order to make it affordable for the family.

Commissioner Young moved to place the \$312,000 in funds under Community and Economic Development to allow the developer to take advantage of all the options/stipulations of the loan under the guidelines of CED. Mayor Dorough mentioned language in the resolution, as noted, to include the CFO re: forgivable loans and to explore other options.

In reply to Commissioner Howard, it was noted that the project will be completed April 2025. He asked to be notified when the groundbreaking is scheduled.

Commissioner Howard moved to adopt the following resolution, seconded by Commissioner Young.

In reply to Commissioner Warbington Mayor Dorough confirmed that this vote is to adopt the resolution as noted with additional information to be forthcoming regarding the process.

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Hearing no additional comments, the roll call vote unanimously carried.

A RESOLUTION NO. 24-R141

Authorizing construction loan to the MP Organization, LLC in the amount of \$312,000.00 from the  
Dept, of Community and Economic Development

Developer Mitchell Davenport was present to answer questions regarding Dogwood Trails. In reply to  
Commissioner Howard, Mr. Davenport explained the DCA process with information to be received by  
October, and construction starting next year. Discussion continued regarding qualifying for points,  
and the development having an interest rate below the applicable Federal rate (3%) for long term, with  
Mr. Davenport explaining requirements.

Commissioner Warbington moved to adopt the following resolution, seconded by Commissioner  
Howard, the roll call vote unanimously carried.

A RESOLUTION NO. 24-R142

Authorizing expenditure of Funds for the Harding Court Senior Apartments Project (Dogwood Trails  
II)

There being no further business, the meeting adjourned at 11: a.m.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK