

SEPTEMBER 17, 2024  
COMMITTEE OF THE WHOLE  
GOVERNMENT CENTER BUILDING  
ROOM. 100

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

Mayor Dorough called the meeting to order at 8:34 a.m., followed by attendance roll call.

### **AGENDA ADOPTION**

Commissioner Howard moved to approve the agenda, seconded by Commissioner Warbington; the roll call vote unanimously carried.

Mayor Dorough opened the following:

### **PUBLIC HEARING**

1. Zoning Matters: Special Approval 24057; Albany Mall Properties, LLC/Owner; Lomadaw 1, LLC d/b/a Bobwhite Coffee Co./Applicant request approval for the development and operation of a drive-thru coffee establishment

Using a power point presentation, Tanner Anderson, Planner, discussed information (copy on file) and showed maps of the property, aerial view map, surrounding zoning, color photos of the property, advised the property is in the flood plain, traffic considerations including ingress/egress, special approval criteria including hours of operations and advised that the Planning Commission recommended approval.

Mayor Dorough noted that Commissioner Young entered the meeting shortly after Mr. Anderson began his presentation.

Continuing with the presentation, Mr. Tanner mentioned trip generation and having a traffic impact study regarding the location with discussion continuing on the access road and the traffic study being required from the applicant. A brief discussion ensued regarding the traffic impact study; a permit will not be issued for access off of Westover Boulevard until the study has been completed and results provided to Engineering/Planning.

In reply to Commissioner Warbington, the site plan map was discussed regarding access from Westover.

SEPTEMBER 17, 2024  
COMMITTEE OF THE WHOLE  
GOVERNMENT CENTER BUILDING  
ROOM. 100

Having no sign-up sheet, Mayor Dorough asked if anyone desired to speak; applicant Chad May, provided information regarding the property and a brief history of the business and how the location was chosen.

Matthew Inman, Advanced Engineering Services with the applicant, spoke to the traffic questions as noted and said they are working with City Engineering to determine what is needed once the traffic study is completed.

Hearing no additional comments, Mayor Dorough closed the public hearing.

### **OTHER MATTERS**

#### 1. SFC Albany Stadium Assessment

Breanna Nixon, Recreation Deputy Director, stated that representatives of SFC will provide an updated assessment on the marketing opportunity of Paul Eames Stadium and introduced Carson Schlather, and Kevin Schuh and Kevin Greene, who were on Zoom.

Mr. Schuh advised that he will be discussing the marketing study, and that Mr. Greene will be discussing the stadium assessment for Paul Eames.

Mr. Greene discussed the report regarding the assessment of the existing stadium, portions that were not operational due to vandalism, adding that the facility is well designed/constructed; however, he advised that the stadium is not up to current standards. He mentioned specific areas needing repairs and referenced the report with potential improvements, especially on infrastructure, including the playing field, upkeep/maintenance not being provided and outstanding repairs/maintenance. He commented on estimates of proposed improvements to repair and noted page 5 of the report on specific repairs with some areas to be determined; explaining the process, he noted future uses of the property and having a plan.

Mayor Dorough said he was surprised to know that the stadium is well built and in fairly good condition, adding that he has documents on designs, i.e., roof structure, having an anchor tenant and whether there is a market to sustain a team. Discussion continued regarding other teams locating in Albany with Mayor Dorough suggesting that the school system's use of the facility and being inclusive, adding that the report will be reviewed regarding whether to invest in the stadium and having the school board participate.

Commissioner Warbington noted the last page of the report and listed the amount of money required to upgrade the facility, adding that major league baseball facility is estimated at \$8.0 million, college baseball level is estimated at \$5.0 million and an estimated \$1.0 million for basic use upgrade. Mr.

SEPTEMBER 17, 2024  
COMMITTEE OF THE WHOLE  
GOVERNMENT CENTER BUILDING  
ROOM. 100

Greene mentioned the field, outfield fence, scoreboard, etc., with it adding up and the information was ballpark amounts. Commissioner Warbington questioned the value of an asset like the Stadium; Mr. Greene advised that a facility probably would not be built due to high costs to meet major/minor league requirements.

## 2. Marketing Analysis

Mr. Schuh discussed the marketing analysis and recommendations regarding regional tournaments, (pg 20) i.e., indoor/outdoor facilities and combined facility including, providing square footage, construction costs, goals and benchmarks, facility program (indoor/outdoor), site development & outdoor amenities, opinion cost for outdoor, the combined model, financial breakdown, indoor/outdoor performance benchmarks and next steps.

In reply to Commissioner Warbington, the project was discussed, i.e., number of fields, cost, etc., with Mr. Schuh agreeing and cautioning on overbuilding. Discussion continued regarding building in phases, use of current assets and whether there is a model to supplement and utilize current assets on site vs. being connected a few miles away with Mr. Schuh explaining that the expectations are to be all on one site and access to entertainment, etc. Commissioner Warbington commented on having discussion at the retreat with this project being a long-range plan/vision.

In reply to Commissioner Young, Mr. Schuh agreed that the annual number regarding expectations is a viable number. Discussion continued regarding whether this is the right location with it noted that the site as discussed was the only one looked at. Public/private partnerships were discussed, funding opportunities, tax incentives, etc., was mentioned. Commissioner Young mentioned this being an economic development piece and suggested having a public/private partnership moving forward.

Competing facilities were discussed regarding other areas and drive time to various facilities in Georgia, which are market competition. Mayor Dorrough asked for this information. Commissioner Warbington suggested that there is not much indoor competition outside of Atlanta and asked that the information be delineated between outdoor/indoor facilities in competition, with Mr. Schuh advising that information will be forthcoming.

## 3. Debt Capacity, Financing Options, Capital Planning Analysis

Courtney Rogers, Sr. VP Davenport & Co., provided a power point presentation (copy on file) and gave a brief review of Davenport & Co. He gave a background/overview, public market rankings, specific topics that will be discussed including the impact of debt on financial position, referring to the two major policies/ratios that raise debt capacity (debt as percentage of full value) and an annual budgetary look (amount of debt service paid on an annual basis as a percentage of the budget). In this case, debt service is a percentage of expenditures (both discussed in detail as noted on pages 11/12 of

SEPTEMBER 17, 2024  
COMMITTEE OF THE WHOLE  
GOVERNMENT CENTER BUILDING  
ROOM. 100

the power point). Discussion continued with information regarding the Moody's scorecard (pg. 13-14). He explained that the City can take on the debt, but the issue is how to pay it back. The Hotel Gordon Project was discussed, including sources of funds, initial observations, key takeaways, questions/considerations, alternative consideration, next steps, financial options/approaches (project finance, double-barrel bonds and City-backed loan), summary of types of approaches, and potential type of bond. Regarding preliminary hotel financing analysis, key assumptions/project debt service and hotel debt were discussed. Regarding the sports complex project, an overview was provided, and a summary of types of approaches, potential type of bond, projected debt service/sports complex debt was discussed. Final observations/next steps concluded the presentation,

In reply to Commissioner Howard (referencing pg. 20) an RFP and a presentation on CL-Red was suggested with Mr. Rogers explaining the rationale for recommendations regarding the Gordon Hotel. Discussion continued regarding renovation of the St. Nicholas Hotel by a former City Commissioner. Mayor Dorough suggested putting out an RFP for the hotel project due to cost and provided comments and reasons. Commissioner Howard mentioned funding issues regarding CL-RED and again asked if this should be put out for an RFQ. Mr. Rogers said to move the project, his recommendation is yes.

Commissioner Warbington agreed with Mayor Dorough's comments to re-evaluate options, adding that he has good things to say about CL-Red, however there are challenges. He suggested combining the hotel and Herald Building when putting out an RFP and asked that this be discussed at the retreat. Regarding sports complex, he suggested various options, including public/private partnerships, with Mr. Rogers agreeing that this is something that is interesting to other cities and agreed both projects could be combined. Commissioner Warbington mentioned the two projects to consider, social media being negative many times and looking at opportunities, i.e., having private partnerships. Mr. Rogers commented on operations for the facility, contracting out for payment to off-set costs, etc.

Commissioner Young commented on CL-Red's position being different from initial discussions, Albany being a hotel market and providing exceptions for CL-Red rather than putting it out for RFP. Mr. Rogers said he cannot speak about former discussions and the challenges incurred by CL-Red. Commissioner Young discussed risks of lack of funds with Mr. Rogers noting that CL-Red's interest rate will be higher. Commissioner Young expressed his concerns of an 'exclusive' deal with the first and 2<sup>nd</sup> developer, suggesting that projects should be competitive, adding that the RFP should be considered. He recommended ending the CL-Red contract to which Mayor Dorough said there was no contract with them, adding that the exclusivity period has long passed.

Mayor Dorough mentioned the future impact, which is changing, adding that there is always public investment, CPACE funds (available to make historic buildings energy-efficient) being the key with the City and/or ADICA/DDA designating downtown as a Development Zone.

SEPTEMBER 17, 2024  
COMMITTEE OF THE WHOLE  
GOVERNMENT CENTER BUILDING  
ROOM. 100

Discussion continued regarding .5% sales tax for the project, with Commissioner Warbington asking what the process would look like for the City, with Mr. Rogers explaining, adding that this is a new revenue stream; Commissioner Warbington asked if this is a retreat item.

## **REPORT OF THE CITY CLERK**

REMINDER: Tuesday September 24, 2024, 4:30 p.m., Special Call Meeting re: Alcohol Denial Hearing. Room 120 of the Government Center Building.

### 1. Various Appointments

The Clerk discussed the appointments as noted (copy on file) and advised that appointments will be made at the night meeting next week.

## REPORT OF THE CITY ATTORNEY

### 1. Short Term Vacation Rental Ordinance

Ms. Custer discussed information (copy on file) regarding a draft short term vacation rental ordinance.

Mayor Dorough questioned enforcement/penalties with Ms. Custer stating that this will be reviewed. Mayor Dorough questioned violations/revocations regarding the doubled application fee for those who lack a valid rental certificate and asked for clarification with Ms. Custer explaining the process. Discussion continued regarding short term rental operators needing to pay Hotel/Motel taxes with Ms. Custer stating that only approx. 30 are in Georgia in the cities of Savannah, Macon, etc., adding that neighbors are having issues.

## **COMMITTEE REPORTS**

### 1. Public Safety

Anthony Donaldson, Chief Deputy, discussed information (copy on file) regarding the following application:

- a. Alcohol License; Q's Cake Done the Old Fashion Way, Inc., d/b/a Q's Cake Done the Old Fashion Way; 249 Pine Ave. Ste. 3; A. Hall/Agent, Beer and Wine Consumption; WARD 3

SEPTEMBER 17, 2024  
COMMITTEE OF THE WHOLE  
GOVERNMENT CENTER BUILDING  
ROOM. 100

Questions included this being a dine-in establishment (in the Flats, separate entrance) with food being served and the hours of operations were provided.

2. Utilities/Public Works

a. Third Amendment – Solar Power Purchase Agreement

Yvette Fields, Asst. City Manager, discussed information (copy on file) regarding the solar power purchase agreement.

Steve Jackson, MEAG Power Rep., discussed the request as noted in information on page 40, adding that a price increase is a factor and the amount of sharing \$6 million as noted. Walmart was discussed as confirming the agreement with the new prices and, he asked that this be considered for approval.

There were no questions/comments on this matter

3. Public Administration/Finance

a. Grants

1. FTA Section 5303 and 5307 Grant Application

David Hamilton, Transportation Director discussed information (copy on file) for the two annual grants and asked for approval.

In reply to Mayor Dorough, Mr. Hamilton provided additional information regarding capital improvements.

2. GDOT Transit Trust Fund Program

Mr. Hamilton discussed information (copy on file) regarding the GDOT program and advised that it requires no matching funds.

In reply to Mayor Dorough, consultant services were explained as it pertains to on-call services.

4. Purchases

Ricky Gladney, Finance discussed information (copy on file) regarding the contract to Power Works Industries.

SEPTEMBER 17, 2024  
COMMITTEE OF THE WHOLE  
GOVERNMENT CENTER BUILDING  
ROOM. 100

- a. Landscape Services Misc. Locations; Power Works Industries, Inc. Total exp. \$114,580.00

In reply to Mayor Dorough, the term of the contract was discussed being one year with 5 potential renewals.

- b. Engineering Design Services; EMC Engineering - \$148,500 and Kimley-Horn - \$323,500; Total est. exp. \$472,000

Ken Breedlove, Traffic Engineering Director, discussed information via a power point (copy on file) regarding the locations including intersection improvements (Westover/Westgate; Westover/Old Dawson Rd., and Dawson Rd/Stuart Ave and Old Dawson Rd.

Questions included requesting information for GDOT regarding other areas/intersections (13 total). Mass arms were discussed vs. span wire, signal damages, etc,

- c. 8th Ave Basin Change Order 1; Jim Boyd Construction, Albany, GA Change Order #1 for \$1,078,592.60. Total project cost - \$5,576,465.85

Jeff Hughes, Sewer Project Manager, discussed information (copy on file) regarding the request of the change order.

In reply to Mayor Dorough, lift stations vs sanitary sewer were explained by Mr. Hughes. Mayor Dorough asked for additional information regarding the GEFA loan. Discussion continued regarding the deadline with Ms. Hughes advising that it will be close to the deadline however, there are no definitive answers at this time.

- d. CSO Bypass Modifications; Change Order #1; Ruby-Collins, Inc., Total amount - \$230,220.00

Mr. Hughes discussed information (copy on file) regarding the modifications.

- e. Booker Ave., Drainage Basin CSS; Jim Boyd Construction, Albany, GA (Division 1) - \$3,321,059.05. Insituform Technologies, LLC, Chesterfield, MO (Division 2) - \$749,284.80

In reply to Mayor Dorough, Mr. Hughes explained the two noted separate companies that are being discussed.

SEPTEMBER 17, 2024  
COMMITTEE OF THE WHOLE  
GOVERNMENT CENTER BUILDING  
ROOM. 100

Scott Tennison, Sales Tax Project Manager, discussed information (copy on file) and asked for approval.

In reply to Commissioner Warbington, it was noted that there were two separate bids, however both could be bid together.

- f. Pump Station 50 Upgrades; Jim Boyd Construction, Albany, GA; base bid total: \$3,923,357.05

Mr. Tennison discussed information (copy on file) regarding the upgrades.

In reply to Commissioner Warbington, Mr. Hughes explained alleviating backups in the area and reduction of issues.

In reply to Commissioner Howard, Mr. Tennison commented on the beginning construction once the item is voted on next week.

It was noted that former Lt. Governor Mark Taylor is present to address the Commission.

Mr. Taylor said his nephew is completing education at Cambridge in England and will return to Albany to do community outreach with the Fred Taylor Company. He said he is looking forward to working with Rep. David Sampson on matters, adding that he and his sister are working on the capital campaign for the Albany Museum of Arts and thanked the Commission for the investment in the project.

Rep. Sampson said that he is here to see how the process works, and his focus, when in Atlanta, is to get tax dollars in SWGA, mentioning his working with former the Lt. Governor. In closing he thanked the Commission for all they do.

### **MEMBER COMMENTS/ITEMS FOR FUTURE AGENDA**

Commissioner Howard commented on CL-Red had suggested having a meeting to which Mayor Dorough advised that this is not necessary as the City will be moving forward. Commissioner Howard mentioned a funeral at Riverside Cemetery that he attended and being appalled at the lack of upkeep at the cemetery. He also mentioned areas needing to be addressed due to overgrown areas in the which he felt needed to be addressed.

Commissioner Gaines asked for an update on 1102 W. Lincoln which is abandoned property; however, there is a couple living in it. He thanked Mr. Rogers for the financial report and asked to move forward.



SEPTEMBER 17, 2024  
COMMITTEE OF THE WHOLE  
GOVERNMENT CENTER BUILDING  
ROOM. 100

Commissioner Warbington mentioned the retreat and asked for agenda item to discuss topics. He mentioned the legislative agenda and the request from the Chamber, asking for an agenda item on this item as well regarding priorities.

Mayor Dorough mentioned

- 1) Flooding on Valencia and having an engineering plan to control run-off
  - 2) Hip Hop Fish & Chicken on Slappey has a long line of backup with vehicles stopping on this state route, suggesting getting with the business to resolve the matter, maybe adding another drive thru.
- Commissioner Gaines stated that they are in the process of putting one on S. Slappey

### **CITY MANAGER'S REPORT**

Mr. Brown discussed:

- Dogwood Trails Phase 2 was awarded the low-income tax credits last week
- Three conditional items on the agenda next week
- Quote for Driskell furniture (in the amount of \$66,000-range)
- Two recommendations from LTFP Committee request for \$200,000 ea.

### **EXECUTIVE SESSION** (Real Estate Matters, Potential Litigation and personnel)

At ???, Commissioner Howard moved to go into executive session to discuss a real estate matter, potential litigation and personnel, seconded by Commissioner Warbington; the roll call vote unanimously carried as follows:

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

At 12:15 p.m., Commissioner Howard moved to exit executive session, seconded by Mayor Dorough, the roll call vote unanimously carried as follows:

Ward I	yes
Ward II	absent

SEPTEMBER 17, 2024  
COMMITTEE OF THE WHOLE  
GOVERNMENT CENTER BUILDING  
ROOM. 100

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

At 12:15 p.m. Mayor Dorough reconvened the meeting, announcing that in executive session, potential litigation, real estate and personnel matters were discussed, with no action taken; he then adjourned the meeting.

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CITY CLERK

DRAFT