

AUGUST 23, 2016  
COMMITTEE OF THE WHOLE  
GOVT. CTR. – RM. 120

PRESENT Mayor Dorothy Hubbard  
Mayor Pro Tem BJ Fletcher  
City Commissioners: Jon Howard, Bobby Coleman, Roger Marietta, Bob  
Langstaff, Jr., (arrived at 6:24 pm) and Tommie Postell  
City Manager: Sharon Subadan  
City Attorney: CN Davis

Mayor Hubbard called the meeting to order at 6:00 p.m., and advised that citizens desiring to address the Commission regarding items listed on this agenda must fill out the Citizen Comment form and turn in to the City Clerk.

SPEAKER APPEARANCES

1. David O. Noel, Sr. – was not present

2. Dr. Veronica Adams-Cooper – stated that she has resided in Albany since 2001 and currently works at ASU, adding that she may be remembered for work provided when she conducted a poverty study in 2010. She thanked the Commission for allowing her to share the information. She mentioned events including 1) the march of Unity for Justice, 2) the article re: a ‘Time to Heal’ that was in the *Albany Herald* and 3) the online base social enterprise she recently opened. She discussed the need to find ways to move forward and address economic/social concerns and discussed TTTriumphant 400 (copy on file) and how this will benefit citizens in Albany.

Commissioner Coleman asked what the City can do to help her reach her goals for the project. Dr. Cooper replied by listing the various ways to promote the program, including event facilities. In reply to Commissioner Coleman, she provided the website that has information regarding volunteering; the project is also on social media and *The Albany Herald* has ran articles with the information.

In reply to Commissioner Postell, she said she works at ASU in the Public Administration department as the lead facilitator for community and economic development.

Commissioner Howard thanked Dr. Cooper for her presentation and asked if she works with the Chamber and/or other organizations. Dr. Cooper said teaching takes up most of her time, but she serves those in need.

APPOINTMENTS:

The Clerk read the following:

1. Four appointments to Historic Preservation Commission ending August, 2018
2. Four appointments to Chehaw Park Authority. Three appointments for two year terms ending July, 2018 and one appointment to fill unexpired term ending July, 2017

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TRAVEL

1. S. Subadan, City Manager – Housing Awards Luncheon, Gainesville, GA; Sept. 20-21, 2016

Commissioner Howard moved to approve, seconded by Mayor Pro Tem Fletcher; the motion unanimously carried.

**PUBLIC FUNCTIONS MATTERS**

The Clerk read the following:

1. Zoning Case #16-032 – M. Beatrice McCormack/Owner; Liberty House of Albany, Inc./Applicant; request to rezone property located at 1304 Dawson Rd. from R-1 to C-5. PC Approved 8-0 **conditional** WARD 4
2. Zoning Case #16-033 – Dunes Properties, LLP/Owner; Lanier Engineering, Inc./Applicant; request to rezone property located at 1701 Schley Ave., from R-3 to C-R. PC Approved 8-0 – WARD 2

Commissioner Marietta stated that subsequent to the Planning Commission’s meeting, a sinkhole developed and asked that this be addressed before the vote as it pertains to zoning case #16-032.

STREET NAME CHANGE – S. Carroll St. to S. Nolan St.

Kerrie Davis, Transportation Planner, discussed information as noted (copy on file) pertaining to the street name change. Mayor Pro Tem Fletcher moved to approve, seconded by Commissioner Postell; the motion unanimously carried.

**PUBLIC ADMINISTRATION AND FINANCE MATTERS**

PURCHASES

Dale Henry, Buyer, discussed the following – copy on file

- |   |             |
|---|-------------|
| 1. Professional Services, the Cascon Group, Atlanta, GA |             |
| Total annual expenditure                                | \$60,000.00 |

Mayor Pro Tem Fletcher moved to approve, seconded by Commissioner Howard.

In reply to Commissioner Postell, Mayor Hubbard explained that this is the renewal of the contract for the state lobbyist.

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Hearing no further comments, the motion carried 5-0-1 with Mayor Hubbard abstaining.

Mayor Pro Tem Fletcher moved to approve the following, seconded by Commissioner Howard; the motion unanimously carried.

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|----|--|-------------|
| 2. | Janitorial Services, Intercontinental Commercial Services, Suwanee, GA |             |
|    | Total expenditure  | \$47,737.00 |

Mayor Pro Tem Fletcher moved to approve the following, seconded by Commissioner Howard.

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|----|--|--------------|
| 3. | Badger Water Meters Contract, United Utilities, Smyrna, TN |              |
|    | Estimated expenditure                                      | \$255,286.00 |

In reply to Commissioner Howard, Jimmy Norman, Director of Utility Operations, explained that they are water meters, adding that approximately 80% are Badger meters. Additional discussion followed with Commissioner Marietta asking if these are electronically read meters, with Mr. Norman explaining that the method of reading meters varies, but all residential meters have the capability of being read electronically.

Hearing no further comments, the motion unanimously carried.

Commissioner Langstaff arrived at 6:24 p.m.

Mr. Henry discussed the following - copy on file:

- |    |  |             |
|----|--|-------------|
| 4. | Daft Tank Chain, Evoqua Water Technology, Pittsburgh, PA |             |
|    | Total expenditure  | \$48,602.00 |

Commissioner Postell moved to approve, seconded by Mayor Pro Tem Fletcher; the motion unanimously carried.

Mr. Henry discussed the following - copy on file:

- |    |                              |              |
|----|------------------------------|--------------|
| 5. | HP Software/Hardware Support |              |
|    | Total expenditure            | \$351,618.96 |

Mayor Pro Tem Fletcher moved to approve, seconded by Commissioner Langstaff; the motion unanimously carried.

DOWNTOWN DEVELOPMENT – PUBLIC/PRIVATE PARTNERSHIP

Brandon Riddick-Seals, project executive for Albany Development Partners, introduced himself and stated that a power point will be presented – copy on file – that pertains to redevelopment of downtown Albany. He stated that Rufus Montgomery, State Lobbyist, whose contract the City just reapproved, also lobbies for their group. Mr. Montgomery stated that the team of Albany

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Development Partners comes from as far away as France, Montreal, Seattle, etc., and that they have looked at Albany and determined there is a good opportunity to invest her.

Mr. Riddick-Seals gave a brief overview of the project, which includes redevelopment of the Civic Center/plaza, hotel/conference center, new welcome/entry plaza, riverfront pop-up shops along Front Street, mixed-use retail/ residential/office development and re-establishment of a sportsplex. He briefly discussed Albany Development Partners, a joint venture of 12 firms, and their backgrounds/expertise, who are able to bring capital financing to drive the projects through public/private partnership, at no additional costs or taxes. Referring to the master plan, he introduced various individuals who were present and mentioned those who were absent and are instrumental to the project. Discussing investments, he discussed savings the City can realize from switching to energy efficient LED lighting alone. Displaying conceptual renderings, he discussed the impact the changes would have on downtown, which would result in development/growth beyond downtown. He stated that over 20 years, the \$2.5 million the City would save in energy/maintenance for public infrastructure and their private financing will turn into a savings of \$50.0 million. Stating that the program, an 80/20 endeavor, will have the \$280.0 million capital requirement coming from private dollars, he said that the request is for approval to continue working with the City Manager.

Discussion followed with Commissioner Coleman stating that he needs time to look at the data. Mr. Seals agreed and said the request is to continue to have dialog with all involved. Mr. Montgomery mentioned the costs that continue to accumulate for the team traveling here, performing assessments, cost to run/crunch the numbers, etc., and the possibility that the Commission decides that it is not interested which would make this project go away. The only request tonight is approval to continue working with the City Manager and staff. The official action will come to the Commission for approval via contract. Commissioner Coleman countered that as an elected official he represents the citizens and taxpayers and suggested that the information Ms. Subadan has is of no use to him if he is not able to review it in order to make a decision. He said he does not want to say no to a good project, but on the other hand he does not want to agree and have it fall through; he again asked for additional data.

Mayor Pro Tem Fletcher clarified that the request is to continue talks with staff and stated that she is willing to take a gamble on the City. The presenters concurred that her interpretation is correct.

Commissioner Marietta referred to the proposal regarding the \$4.5 million to retrofit lighting, and asked who funds that. Mr. Seals explained the figures, with \$6.7 million to complete the lighting retrofit, which comes from privately invested dollars; the partners will bring their own financing. Commissioner Marietta mentioned competition with the Hilton Hotel in which the City has relinquished all of its interest in the property to allow them to refinance. The City has not heard from them since and they might go ahead with the proposal. Mr. Seals stated that the competition has been considered; however, an analysis was conducted, which shows that Albany can still support the Hilton and Home2 as well as another hotel. Commissioner Marietta agreed that the project is intriguing and sounds promising, and asked the impact the gaming bill, if passed, would have on the project; would Albany be in a position for a casino or is that only for north Georgia. Mr. Montgomery advised that this is up to the General Assembly and said he is not up to speed on this. If pro-gaming is a reality, the project could head one way and if not, it would head in another

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direction. He explained that competition produces results, adding that there is another hotel looking at Albany that would be significantly affected by that outcome. Based on Commissioner Coleman's comments, an agreement or contract will not happen unless all the information/data is given to the Commission. If given the go ahead, he assured Commissioner Marietta, that when they come back they will crush the competition by investing wisely. Additional discussion followed with Commissioner Coleman again expressing concern regarding the cost to taxpayers, etc. Commissioner Langstaff said he has researched the investors and is impressed; he asked the amount the City would have to put into the project via savings on LED's, energy efficiencies, etc., and mentioned executing an MOU, which would spell out the details. Mr. Seals said it will cost \$2.5 million/year, which is currently spent on light bills. The partners can turn the City's annual \$2.5 million into \$50.0 million in 20 years. Commissioner Postell stated that we are at a starting point with minimum investment, adding that he can support the project. Commissioner Marietta mentioned the savings and asked if the utility is ready to lose \$2.5 million in revenue. Ms. Subadan replied that the utility budget is approximately \$105.0 million annually; the City would still be buying power, and any impact to the budget would be analyzed. Today's presentation allows the Commission to hear ideas and allows moving forward to continue developing more detail. Mayor Hubbard added that she is excited about the possibilities especially in relation to expanding areas of tourism; there are many organizations that can bring conferences to Albany, but we have nowhere for them to hold one here.

Mayor Pro Tem Fletcher moved to continue talks, seconded by Commissioner Langstaff.

Commissioner Howard agreed with Commissioner Coleman, expressing concern about the need for additional data. He said he is aware of some of the cities that have implemented the ideas pitched tonight and knows that they work. But, to make those changes and be successful he suggested that it will take a revolutionary to bring about that kind of change in Albany and will take people willing to gamble and take risks. Mr. Davis stated that he could draft a resolution authorizing the City Manager to work with the group.

Mayor Pro Tem Marietta thanked the group for their presentation and said he feels we should move forward. Mayor Hubbard also thanked the group for coming.

Hearing no further comments, the motion carried 6-0-1 with Commissioner Coleman abstaining.

There being no further business, the meeting adjourned at 7:25 p.m.

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SONJA TOLBERT  
CITY CLERK