

JANUARY 29, 2018

SPECIAL CALLED MEETING OF THE BOARD OF CITY COMMISSIONERS OF THE CITY OF ALBANY, GEORGIA
ALBANY MUSEUM OF ART – 311 MEADOWLARK DRIVE

PRESENT Mayor Dorothy Hubbard
Mayor Pro Tem Bob Langstaff
City Commissioners: Jon Howard, Matt Fuller, BJ Fletcher, and Roger Marietta
City Manager: Sharon D. Subadan
City Attorney: Nathan Davis

Mayor Hubbard called the meeting to order at 1:00 p.m., and thanked Mayor Pro Tem Langstaff for presiding at the meeting while she was out of town last Tuesday.

The City Clerk read the call as follows:

January 25, 2018

Board of City Commissioners
P.O. Box 447
Albany, Georgia

Dear Mayor and Commissioners:

There will be a special called City Commission meeting on Monday, January 29, 2018, at 1:00 p.m., in conference room of the Albany Art Museum located at 311 Meadowlark Dr. The purpose of the meeting is to discuss and/or adopt a resolution as follows:

- 1. Authorizing Assistance to Albany Museum of Art

Sincerely,

/s/ Sharon D. Subadan
Sharon D. Subadan
City Manager

/s/ Dorothy B. Hubbard
DOROTHY B. HUBBARD
MAYOR

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

/s/ Matt Fuller
MATT FULLER, WARD II
CITY COMMISSIONER

/S/ B.J. Fletcher
BJ FLETCHER, WARD III
CITY COMMISSIONER

/s/ Roger Marietta
ROGER MARIETTA, WARD IV
CITY COMMISSIONER

Notified via email 1/25/18
BOB LANGSTAFF, JR., WARD V
MAYOR PRO TEM

/s/ Tommie Postell
TOMMIE POSTELL, WARD VI
CITY COMMISSIONER

Mayor Hubbard advised that Commissioner Postell is absent due to illness. Mayor Pro Tem Langstaff moved to excuse Commissioner Postell, seconded by Commissioner Howard; the motion unanimously carried.

Ms. Subadan discussed plans to move the Museum downtown, funding and tax credits. She referenced the resolution that is up for adoption, which assists with obtaining the New Market Tax Credits and the \$1.5 million line of credit to be established for the Museum, if approved. She showed a power point (copy on file) showing the current building (the former Belk store) that is being looked at, which has an option under contract with Bob Brooks to purchase the property. She stated that unless and until approved the project will not move forward; however, the Museum has secured an option on the property using City funds. She reminded the Commission that her office was allowed to move forward with \$1.0 million for the purchase and associated capital, as well as a planned loan of \$1.0 million to be repaid upon the sale of the

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current Museum property. The \$1.5 million today is in addition to those two supporting factors. Continuing with the power point, a rendition was shown of what the museum could look like after renovation (outside and inside). She said that the second floor of the proposed site will not be built out yet, but will be reserved for potential, future use, adding that renovations will make available operation on the first floor.

In reply to Commissioner Howard, Paula Williams, Executive Director of Albany Museum of Arts, stated that she has no idea of when the tax credits will be approved, etc., other than being prior to March 6, 2018, with the closing of the old Belk Building downtown scheduled for April. She agreed that the current Museum building will be on the market and was appraised in 2004 at \$1.2 million, which was before the new roof, walls, lights and carpet (replaced due to storm damage last year). Commissioner Howard asked the projected number of years to repay the \$1.5 million, with Ms. Williams stating approximately five years. In reply to Commissioner Howard, Ms. Subadan explained that money will not be drawn until after the complete project is approved, i.e., when it is shovel ready. Commissioner Howard asked if the money will come from reserves with Ms. Subadan agreeing.

Commissioner Marietta commented on the destruction of the storm from last year and repairs that have been made since then, adding that it will take a while to renovate the building downtown.

Mayor Pro Tem Langstaff moved to adopt the following resolution, seconded by Commissioner Fletcher, the motion unanimously carried.

A RESOLUTION NO. 18-R207

Authorizing assistance to Albany Museum of Art in obtaining New Market Tax Credits; as described below a one million five hundred thousand dollar (\$1,500,000) line of credit for Albany Museum of Art will be established.

There being no further business, the meeting adjourned at 1:10 p.m.

MAYOR

ATTEST

CITY CLERK