

APRIL 26, 2019

SPECIAL CALLED MEETING OF THE BOARD OF CITY COMMISSIONERS OF THE
CITY OF ALBANY, GEORGIA
GOVT CENTER – ROOM 160

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

Mayor Hubbard called the meeting to order at 10:38 a.m.

The Asst. City Clerk read the call as follows:

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

Dear Mayor and Commissioners:

There will be a Special Called City Commission meeting on Friday, April 26, at 10:30 a.m., in room 100 of the Government Center Building located at 222 Pine Ave., Albany, Georgia. The purpose of the meeting is for the Mayor and Board of Commissioners to adopt a resolution re: Approving purchase of those properties known as 118, 126, 200 & 210 N. Washington Street and 132, 133 and 138 Pine Avenue from Gray Publishing, LLC; Ratifying the City Manager's negotiation of and signing Commercial Purchase and Sale Agreement of January 28, 2019.

Sincerely,

/s/ Sharon D. Subadan
City Manager

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

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

Delivered in agenda packet 4/24/19
MATT FULLER, WARD II
CITY COMMISSIONER

Delivered in agenda packet 4/24/19
BJ FLETCHER, WARD III
CITY COMMISSIONER

Delivered in agenda packet 4/24/19
ROGER MARIETTA, WARD IV
CITY COMMISSIONER

Delivered in agenda packet 4/24/19
BOB LANGSTAFF, JR., WARD V
CITY COMMISSIONER

Delivered in agenda packet 4/24/19
TOMMIE POSTELL, WARD VI
MAYOR PRO TEM

Commissioner Marietta moved to adopt the following resolution, seconded by Commissioner Fletcher.

RESOLUTION NO. 19-R127

Approving purchase of those properties known as 118, 126, 200 & 210 N. Washington Street and 132, 133 and 138 Pine Avenue from Gray Publishing, LLC; Ratifying the City Manager's negotiation of and signing Commercial Purchase and Sale Agreement of January 28, 2019, as amended

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Commissioner Howard asked the appraised value of the property as recorded in the tax digest. Ms. Subadan stated that she has the tax card value of the property, which is \$1,921,800; the original asking price was \$975,000. However, the negotiated price is \$850,000, with \$50,000 being held in escrow. She added that once the printing press and associated storage has been satisfactorily moved out of the adjacent buildings, the escrow will be released. Commissioner Howard clarified that the negotiated price is \$850,000; Ms. Subadan agreed.

Mr. Davis interjected that this is substantially less than the starting price.

Downtown Manager Lequrica Gaskins added that Ms. Subadan's negotiations resulted in a savings of \$125,000.

Commissioner Howard expressed concern about the property coming off the tax digest, especially due to the declining population and the state of the tax digest in recent years. He said he will vote in favor; while not saying the City needs to get out of the real estate business, however, he suggested that purchases need careful consideration because of the tax digest.

Ms. Subadan explained that the City does not intend to hold the property for its use, but to seek a redeveloper who will put the property back on the tax rolls at a much higher rate than what is currently being collected. She mentioned the property across the street, which has increased the tax digest by \$150,000 annually, adding that she anticipates securing the right developer and coming back to this Board with good news. Commissioner Howard mentioned the \$5.0 million, which was set aside for downtown redevelopment projects, asking the current balance of those funds. Ms. Subadan advised that Finance Director Derrick Brown would have that information; however, the purchase of the properties will not be coming from those funds; the request will be to use reserves for purchase of the properties. She added that at the end of the year, a budget amendment will be brought to the Commission for a number of things, including the storm. She reiterated that the request will be to use reserves for the purchase of the properties.

Mayor Hubbard recognized William Wright to address this item.

Mr. Wright handed Mayor Hubbard information (copy on file); mentioning the former Rosenberg building and others, public money being recklessly used and \$2.0 million being invested in two blocks, while E. Albany continues to suffer, looking like Afghanistan. He discussed: Commissioners having a fiduciary responsibility to oversee public funds; the market rate of the property being discussed today; Mayor Gray purchasing the entire block this building sits on, paying \$1.0 million for advice about what should be located on each parcel; and the City using unsound financial policy. He reiterated that these are public funds and due professional care is mandated, but is not being applied here.

Commissioner Marietta called the question; there being no further comments, the motion unanimously carried.

Ms. Gaskins reminded the Commission of their invitation to The Flint's 'Sneak Peak Tour', advising that it begins at 11:00 a.m.

There being no further discussion, the meeting adjourned at 10:48 a.m.

MAYOR

ATTEST

ASST. CITY CLERK