

**THE MINUTES OF THE REGULAR MEETING OF
THE CITY OF MADISON REDEVELOPMENT AUTHORITY
HELD ON OCTOBER 1, 2015**

I. Call to Order & Agenda Approval

The Board of Directors of The City of Madison Redevelopment Authority (the "Board") met for its regularly scheduled meeting at City Hall, 100 Hughes Road, Madison, Alabama on **October 1, 2015, at 12:00 o'clock, p.m.**, Central Time. Noting that a quorum was present, Chairman Bobby DeNeeffe called the meeting to order at 12:00 p.m.. There were no amendments to the Agenda.

II. Roll Call

The Chairman conducted the Roll Call of Board members, and it was recorded as follows:

PRESENT

ABSENT

Place 1: Bobby DeNeeffe
Place 2: Cory Martin
Place 3: Emily Cook
Place 4: Andy Johnson
Place 5: Allen Yates
Place 6: Taron Thorpe
Place 7: Matt Smith

Also present were: Amy Sturdivant, Director of Planning & Economic Development, Kelly Butler, City Attorney, and Megan Zingarelli, Assistant City Attorney

III. Public Comments

- Drew Tomlin, Business Development Officer with the Southern Development Council, Inc., stated that the Council is very interested in helping with Madison's continued

development. He explained how the Council partners with local banks to lend to organizations seeking real estate.

IV. Approval of Minutes

a) The Board unanimously approved the minutes of the August 6, 2015 special meeting, upon a motion by Emily Cook and a second by Taron Thorpe.

b) The Board unanimously approved the minutes of the September 3, 2015 regular meeting upon a motion by Allen Yates and a second by Cory Martin.

V. Review of Financial Report

There was no financial report for this meeting.

VI. Old Business

a) Update on Potential Downtown Projects: The Assistant City Attorney updated the Board on the potential to acquire two City-owned properties, 101 Main Street and 204 Main Street. She explained that City staff will recommend that the City Council transfer ownership of 101 Main Street, the home of the Main Street Café, to the Redevelopment Authority so that it can lease the building to the Café. The City must obtain permission from the City Council and Norfolk Southern Railway to complete the transfer and execute a new lease. The Chairman stated that the Redevelopment Authority should look into having a new license agreement with Norfolk Southern Railway for the land on which 101 Main Street sits. Then the Assistant City Attorney explained that City staff will recommend that the City Council transfer 204 Main Street to the Redevelopment Authority so that it can consider selling it to the current tenant who owns Noble Passage Interiors. The Chairman stated that it is necessary to get a property appraisal on that property.

VII. New Business

a) Review & Discussion of Recreation Campus: Director Sturdivant explained that the Board will have an opportunity to meet with the private partner, Madison Fieldhouse, LLC, for the

Recreation Campus project. She also stated that the City's bond counsel is working on outlines of agreements that should be ready by November. Then the Chairman explained that he took an observation trip to Franklin, Tennessee to check out its recreation campus, which the president of Madison Fieldhouse, LLC, has operated. He said that he was impressed by the amount of activities and business that the campus generated. The Secretary-Treasurer stated that she also has been impressed with the facility and private partner's work while accompanying her children to tournaments at the Franklin campus. The Chairman stated that the City needs to understand that the Recreation Campus will generate business, and it is not just a playground.

VIII. Other Business

The City Attorney explained certain key provisions of the Open Meetings Act to the Board. Then the Chairman allowed additional public comment by Bebe Oetjen, of Madison, Alabama. She stated that she opposed the Recreation Campus because it would not benefit her, and she asked if the Board intended to destroy 101 Main Street. The Chairman stated that the Campus would raise revenue for the City and would benefit her indirectly, and he stated that the Board intends to protect, not destroy, 101 Main Street.

IX. Closing Comments of Board Members

The City Attorney reminded the Board of an upcoming information session in Decatur, Alabama, on October 16, 2015 to learn about that City's Redevelopment Authority.

The Board then discussed the time of its next meeting, and the Board discussed moving its regular meeting time to the Thursday following the second Monday of each month. Taron Thorpe, Vice Chairman, moved to set the meeting time as such, and Cory Martin seconded the motion. Then the vote was recorded as follows:

YEA

NAY

Place 1: Bobby DeNeefe	X
Place 2: Cory Martin	X
Place 3: Emily Cook	X
Place 4: Andy Johnson	X
Place 5: Allen Yates	X
Place 6: Taron Thorpe	X
Place 7: Matt Smith	X

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There being no further business, the meeting was then adjourned.

SECRETARY-TREASURER'S CERTIFICATE

I, Emily W. Cook, as Secretary-Treasurer of THE CITY OF MADISON REDEVELOPMENT AUTHORITY, hereby certify that the attached pages constitute a true and correct copy of the excerpts from the minutes of the regular meeting of the Board of Directors of The City of Madison Redevelopment Authority held on October 1, 2015, which meeting was called and assembled and was open to the public and at which a quorum was present and acting throughout.

WITNESS my signature as said Secretary, under the seal of The City of Madison Redevelopment Authority, this the 12th day of November, 2015.

(S E A L)



Emily W. Cook
Secretary-Treasurer
CITY OF MADISON REDEVELOPMENT
AUTHORITY