

**THE MINUTES OF THE REGULAR MEETING OF
THE CITY OF MADISON REDEVELOPMENT AUTHORITY
HELD ON MARCH 4, 2016**

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 **March 4, 2016, at 12:00 o'clock, p.m., Central Time.** Noting that a quorum was present, Chairman Bobby DeNeefe 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

Place 1: Bobby DeNeefe
Place 2: Cory Martin
Place 3: Emily Cook

Place 5: Allen Yates
Place 6: Taron Thorpe
Place 7: Matt Smith

ABSENT

Place 4: Andy Johnson

Also present were: Kelly Butler, City Attorney; Megan Zingarelli, Assistant City Attorney; Mary Beth Broeren, Director of Planning & Economic Development; Lance Gilbreath, economic development consultant; and Madison resident Bebe Oetjen

III. Public Comments

There were no public comments.

IV. Approval of Minutes

The Board unanimously approved the minutes of the February 11, 2016 regular meeting, upon a motion by Taron Thorpe and a second by Cory Martin.

V. Review of Financial Report

There was no financial report for this meeting.

VI. Old Business

a) Review & Discussion of Recreation Campus:

The Board discussed its investigation of financing options for the Recreation Campus project and the Requests for Information to financial institutions its financial advisor had issued.

b) Update on Railway Car request:

The Board learned options for requesting a railway car from Norfolk Southern Corporation.

VII. New Business

(a) Discussion of Support Agreement for City Services:

The Board was presented with a draft Support Agreement for City Services, and the City Attorney explained the contract's content.

VIII. Other Business

(a) 204 Main Street:

The Board was presented with Resolution RA-16-003 to accept the property located at 204 Main Street, Madison, Alabama. Upon a motion by Taron Thorpe and a second by Matt Smith, the vote was recorded as follows:

	<u>YEA</u>	<u>NAY</u>
Place 1: Bobby DeNeefe	X	
Place 2: Cory Martin	X	
Place 3: Emily Cook	X	
Place 4: Andy Johnson	Not present	
Place 5: Allen Yates	X	
Place 6: Taron Thorpe	X	
Place 7: Matt Smith	X	

The Assistant City Attorney then explained that the Board could vote to go into executive session pursuant to the Open Meetings Act to discuss the value and potential sale price for 204 Main Street. She stated and requested the following declaration to be reflected in the minutes:

As an attorney licensed to practice law in Alabama and as Assistant City Attorney for the City of Madison, Alabama, it is my opinion that Alabama Code § 36-25A-7(a)(6) allowing the Redevelopment Authority to enter into Executive Session applies to certain discussions that must be held to discuss the market value of real property and to determine the consideration that the Redevelopment Authority is willing to accept when considering the sale of real property. This declaration shall not be deemed to constitute any waiver of the attorney-client privilege.

Upon motion by Allen Yates and second by Taron Thorpe, the RA voted to enter into executive session, and the vote was recorded as follows:

	<u>YEA</u>	<u>NAY</u>
Place 1: Bobby DeNeefe	X	
Place 2: Cory Martin	X	
Place 3: Emily Cook	X	
Place 4: Andy Johnson	Not present	
Place 5: Allen Yates	X	
Place 6: Taron Thorpe	X	
Place 7: Matt Smith	X	

With majority consent, the RA entered executive session to reconvene at approximately 1:00 p.m.

When the Board reconvened, the Chairman called for a motion to consider Resolution RA-16-004 to authorize the conveyance of the property situated at 204 Main Street, Madison, Alabama for sixty three thousand dollars (\$63,000.00). Upon a motion by Allen Yates and a second by Emily Cook, the Board voted, and the vote was recorded as follows:

	<u>YEA</u>	<u>NAY</u>
Place 1: Bobby DeNeefe	X	
Place 2: Cory Martin	X	
Place 3: Emily Cook	X	
Place 4: Andy Johnson	Not present	
Place 5: Allen Yates	X	
Place 6: Taron Thorpe	X	
Place 7: Matt Smith	X	

The Chairman then announced that the Resolution had carried.

IX. Closing Comments of Board Members

The Board learned that a special meeting to discuss the Recreation Campus project may occur and that its next regular meeting would be April 14th at noon.

* * * * *

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 March 4, 2016, 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 15th day of April, 2016.

(S E A L)



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

RESOLUTION RA-16-003

**A RESOLUTION AUTHORIZING ACCEPTANCE OF PROPERTY LOCATED AT 204 MAIN STREET
FROM THE CITY OF MADISON, ALABAMA**

WHEREAS, the City of Madison, Alabama, a municipal corporation, as the fee simple owner of a parcel of real property described below, has offered to convey by Warranty Deed to the City of Madison Redevelopment Authority, a public corporation and instrumentality under the laws of the State of Alabama, the parcel situated, lying, and being in the City of Madison, Madison County, Alabama, to-wit:

204 Main Street, Madison, Alabama:

A portion of the northwest quarter (NW ¼) of Section Sixteen (16), Township Four (4) Range Two (2) West, beginning at a point on the south side of the street running east and west in said Town of Madison, said beginning point being sixty-seven (67) feet and four (4) inches west of the west line of Lot Forty-Six (46) in said Town as said lot is shown on the plat of said Town, recorded in the office of the Judge of Probate of said County, In Deed Book QQ, page 14, and running from said beginning point at right angles to the south side of said street and parallel with the east line of Lot forty-eighty (48) of said plat eighty (80) feet, thence at right angles westwardly twenty (20) feet, thence at right angles northwardly and parallel with the east line of said Lot 48, eighty (80) feet to the south margin of said street, and thence eastwardly along the south margin of said street, twenty (20) feet to the place of beginning, being part of said Lot numbered forty-eight (48) of said Plat or subdivision and being the same land conveyed to the Farmers State Bank, by deed dated December 21st, 1923, by Bank of Madison by A.E. Jackson, Superintendent of Banks of the State of Alabama, which deed is recorded in Deed Book 130, page 124, and shows said lot as bounded on the East by lot of D.T. Thomas, on south by lot of J.M. Burton, On West by lot of Cain and on the North by Main or Railroad Street. The within conveyance is made subject to any zoning ordinance, easements, restrictions, or rights-of-way, whether recorded or unrecorded, pertaining to said property.

WHEREAS, the Board of Directors of the City of Madison Redevelopment Authority, pursuant to §11-54A-1 and §11-54A-9(a) of the Code of Alabama (1975), finds and determines that the Redevelopment Authority will benefit from the acceptance of such dedication and that the public will benefit from the real property being offered;

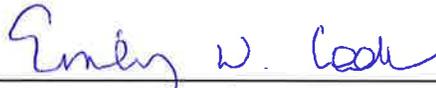
NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the City of Madison Redevelopment Authority that the above-described property is hereby accepted from the City of Madison, Alabama, and that the Chairman of the Board and the Secretary-Treasurer are authorized to take the actions necessary to effectuate such acceptance.

READ, APPROVED, AND ADOPTED this 4th day of March, 2016.



Robert E. DeNeefe
Chairman
City of Madison Redevelopment Authority

ATTEST:



Emily W. Cook, Secretary-Treasurer



RESOLUTION RA-16-004

**A RESOLUTION AUTHORIZING THE CONVEYANCE
OF REAL PROPERTY LOCATED AT 204 MAIN STREET**

WHEREAS, pursuant to §11-54A-9(a)(7) of the Code of Alabama (1975), the City of Madison Redevelopment Authority, a public corporation and instrumentality under the laws of the State of Alabama, is authorized to sell any or all of its properties whenever its Board shall find any such action to be in furtherance of the purposes for which the Redevelopment Authority was organized; and

WHEREAS, the Board of the City of Madison Redevelopment Authority hereby establishes and declares that the sale of the following described real property owned by the City of Madison Redevelopment Authority, a public corporation and instrumentality under the laws of the State of Alabama, would promote the revitalization and redevelopment of the Central Business District of the City of Madison, Alabama, to-wit:

204 Main Street, Madison, Alabama:

A portion of the northwest quarter (NW ¼) of Section Sixteen (16), Township Four (4) Range Two (2) West, beginning at a point on the south side of the street running east and west in said Town of Madison, said beginning point being sixty-seven (67) feet and four (4) inches west of the west line of Lot Forty-Six (46) in said Town as said lot is shown on the plat of said Town, recorded in the office of the Judge of Probate of said County, In Deed Book QQ, page 14, and running from said beginning point at right angles to the south side of said street and parallel with the east line of Lot forty-eighty (48) of said plat eighty (80) feet, thence at right angles westwardly twenty (20) feet, thence at right angles northwardly and parallel with the east line of said Lot 48, eighty (80) feet to the south margin of said street, and thence eastwardly along the south margin of said street, twenty (20) feet to the place of beginning, being part of said Lot numbered forty-eight (48) of said Plat or subdivision and being the same land conveyed to the Farmers State Bank, by deed dated December 21st, 1923, by Bank of Madison by A.E. Jackson, Superintendent of Banks of the State of Alabama, which deed is recorded in Deed Book 130, page 124, and shows said lot as bounded on the East by lot of D.T. Thomas, on south by lot of J.M. Burton, On West by lot of Cain and on the North by Main or Railroad Street. The within conveyance is made subject to any zoning ordinance, easements, restrictions, or rights-of-way, whether recorded or unrecorded, pertaining to said property.

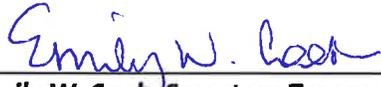
NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the City of Madison Redevelopment Authority that the Chairman and Secretary-Treasurer be and hereby are, authorized and directed to execute and attest, respectively, for and on behalf of the City of Madison Redevelopment Authority a Warranty Deed, whereby the City of Madison Redevelopment Authority conveys the above-described premises to Deborah McDaniel, in either her personal or corporate capacity, for and in consideration of \$ 63,000.00. A copy of said deed shall remain on file the City of Madison Redevelopment Authority's office.

READ, PASSED, AND ADOPTED this 4th day of March, 2016.



Robert E. DeNeefe, Chairman
City of Madison Redevelopment Authority

ATTEST:



Emily W. Cook, Secretary-Treasurer
City of Madison Redevelopment Authority

