

**THE MINUTES OF THE REGULAR MEETING OF
THE CITY OF MADISON REDEVELOPMENT AUTHORITY
HELD ON NOVEMBER 12, 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 **November 12, 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

Place 1: Bobby DeNeeffe

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: Amy Sturdivant, Director of Planning & Economic Development; Megan Zingarelli, Assistant City Attorney; and Madison residents Bebe Oetjen and Sharon Gilbreath-Heard

III. Public Comments

Bebe Oetjen said she may have questions later, but there were no further public comments.

IV. Approval of Minutes

The Board unanimously approved the minutes of the October 1, 2015 regular meeting, upon a motion by Allen Yates and a second by Matt Smith.

V. Review of Financial Report

There was no financial report for this meeting.

VI. Old Business

a) Update on Potential Downtown Projects: The Board discussed the potential to acquire two downtown properties, 101 Main Street and 204 Main Street.

Regarding 101 Main Street, the Assistant City Attorney explained that Norfolk Southern Railway wants to revise its license agreement with the City for the land surrounding the building and train tracks. The Railway has also indicated that it would approve a lease to the current tenant through the Redevelopment Authority, and it will take a cut of the rent. Cory Martin stated that the tenant should remain responsible for building repairs and maintenance. The Chairman agreed and stated that the Board should check into whether the tenant's insurance policy adequately covers the city.

The Board also discussed the possibility of acquiring and then either selling or leasing 204 Main Street to the current tenant. The Board discussed the current tenant's investment in the building. The Chairman stated that that an appraisal of the building should be conducted to assess its fair market value.

b) **Review & Discussion of Recreation Campus:** The Planning Director explained that the Board will have an opportunity to review agreements related to the Recreation Campus project at its next regular meeting.

VII. New Business

Decatur Downtown Redevelopment Authority Visit & Strategic Planning and Goals:

The Planning Director summarized the information session in Decatur, Alabama, where Rick Paler, the executive director of that city's Downtown Redevelopment Authority, shared how its organization works. Matt Smith commented that Madison needs a strategic plan that integrates the Redevelopment Authority into its growth. The Planning Director stated that the City's growth plan, west side master plan process, and Midtown master plan process, should provide such an opportunity. Allen Yates stated that the city needs a merchants' association to connect downtown merchants to those of other commercial districts, such as Madison Boulevard.

VIII. Other Business

There was no other business at this meeting.

IX. Closing Comments of Board Members

The Chairman said that he and the Planning Director expect to have draft agreements regarding the Recreation Campus soon.

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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 November 12, 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 17th day of December, 2015.

(S E A L)



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