

Community Redevelopment Agency
Regular Meeting
Council Chambers
January 22, 2020
5:00 P.M.

Community Redevelopment Agency Board members: Reynolds Henderson, Darius Paul, Joe Johnson, and Amber Davis Williams. Also present were: City Manager Mell Smigielski, Mayor Bob Campbell and City Clerk Maryanne Schrader. Planning Director Kelly Schultz and Board member Cathy Mosley were excused.

Chair R. Henderson called the Community Redevelopment Agency meeting to order at 5:03 p.m.

2. Citizen Comments - Chair R. Henderson asked if there were any public comments.

Resident, Robert Raymond, came forward and said he sent a picture of the blighted house next to him that needs to be condemned. He asked the Board to start on the blight ordinance. He added Mr. Clayton Adkinson is representing his neighbor in a civil suit.

City Attorney Clay Adkinson said the city does not involve itself with civil disputes.

R. Raymond said he needs relief and requested the Board to act. He added the property is affecting five of the six lots. He added he has gone to mediation to allow his neighbor to remove obstacles.

Mayor Campbell said we have a full-time code enforcement now.

City Attorney Clay Adkinson advised Mr. Raymond that this Board can only look at general issues of blight.

3. Approval of Minutes - Chair R. Henderson asked for a motion to approve the minutes.

Motion by Board Member Joe Johnson and seconded by Board Member D. Paul to approve the minutes of November 20, 2019. All ayes. Motion carried.

4. Update on Code Enforcement

City Manager M. Smigielski said the code enforcement is complaint driven. The new code enforcement officer is getting caught up and addressing issues. He has addressed over 20 items on the list last week. After he completes that task, he will drive around, but for now, he is reactionary.

In response to Board Member J. Johnson, R. Raymond said the judgement was set aside by the attorney. He said he realizes the litigation has nothing to do with the Board and said the code enforcement officer should be able to assist him.

Next, City Manager M. Smigielski said Planning Director K. Schultz and department is re-tooling the blight report to make it a better document.

Chair R. Henderson asked if the new process for selling the blight properties had been set up. City Manager M. Smigielski said he is still working on it. City Attorney Clay Adkinson added the Council rejected any and all bids to explore all other options.

Board Member A. Davis Williams asked if any of the parcels were in the Opportunity Zone. City Manager M. Smigielski said some of them are and some people have expressed interest. He added that the total assessed value is about \$30,000, but an appraisal has not been done yet.

Discussion ensued about whether the appraisals should be done in one lump sum. Board Member D. Paul mentioned a realtor doing a price value.

Resident, Anthony Valee, came forward about seeking a process to get better values for the properties. He also asked if a sign could be placed on the properties.

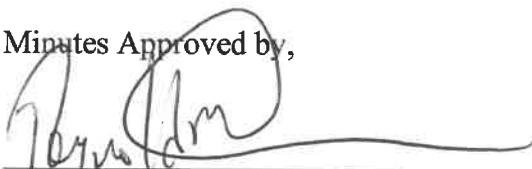
City Attorney Clay Adkinson said the Council will need to approve a process before an action is taken. He added the Board could recommend direction, and Board Member J. Johnson recommended they reach out to some brokers.

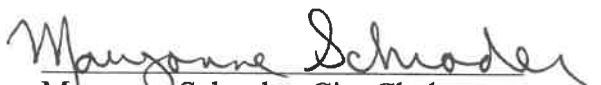
Mayor Campbell mentioned he is reaching out to the brokers to sell City Hall properties. He said we will not pay any fees, as we are going to have vetted qualifications. In response to Board Member J. Johnson, Mayor Campbell replied if the City Hall is sold, there is a potential of 2.5 million dollars for the property which gives us the ability to relocate and have 60% of building paid for instead of having to bond the whole building. The current location is high volume and has value to a business.

Motion by Board Member A. Davis-Williams and seconded by Board Member D. Paul to adjourn. All ayes. Motion carried.

Chair R. Henderson adjourned the meeting at 5:30 p.m.

Minutes Approved by,


Reynolds Henderson


Maryanne Schrader, City Clerk

