

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

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

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

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

Motion by Board Member J. Johnson and seconded by Board Member C. Mosely to approve the minutes of May 27, 2020. All ayes. Motion carried.

Chair R. Henderson welcomed Susan Bakalo to the Board.

3. Citizen Comments - Chair R. Henderson asked if there were any public comments. No one came forward.

4. Update on EDA/CARES Act Funding-

Deputy City Manager Carisse LeJeune and Grant Administrator Kara Chilcutt came forward. Deputy City Manager Carisse LeJeune announced the Atlanta CARES funding is no longer available. However, she distributed information for another grant opportunity for the Economic Development Agency (EDA) Public Works and Economic Adjustment Assistance (PWEAA) grant program including CARES Act Funding. She mentioned the Notice of Availability for the PWEAA grant. She explained the grant in conjunction with the Economic Development Agency under their comprehensive development strategy. She explained the CRA would have to coordinate with one of the items in the chart stating they would have to meet one of the five areas. She mentioned the city has hit four out of the five areas in the technical assistance CARES grant that was submitted.

She added the other grant available is a Community Development Block Grant (CDBG) program. She believes that commercial revitalization is one grant they could apply for or the second category in Economic Development which is based on the total number of jobs created.

She recommended the Board come up with a project Priority List. This will enable Kara to more efficiently locate grants.

She stated the PWEAA grant does not have a deadline. However, the CDBG grant opens August 19th, and the submittal deadline is October 5th.

Chair R. Henderson confirmed the Board needs to find the needs in order to match it with a grant.

City Manager M. Smigielski said he will send out the CRA Strategic Plan again, as Susan needs to have it. He asked the Board to send their suggestions to him for distribution. He added, after getting direction from the Board, he will consider a match.

Chair Henderson asked the Board to send their list within two weeks to Mell to compile and send out. The Board would like something finalized to decide for the August meeting.

5. Code Enforcement Endorsement -

City Manager M. Smigielski announced our Planning Coordinator, Jackie Kite, had to leave due to medical problems, and the Code Enforcement Officer was not able to attend because of a death in the family.

6. Budget

City Manager M. Smigielski said the CRA will receive \$50,000 of the city portions in the budget, and we are awaiting the amount from the County.

He mentioned Chris Strawn has been taking pictures of blight areas which impacts his code enforcement duties. He added the CRA will fund another employee to take over the blight areas, so he asked for a recommendation to employ the position. This person will also handle community engagement activities.

Chair Henderson supports policies to allow our employee to be pro-active.

Board member J. Johnson asked if the CRA would pay for this employee forever, and City Manager M. Smigielski replied that once the blight areas are cleaned up, the CRA could vote to no longer fund the employee.

Discussion ensued about the pay for the new employee.

Motion from Board member C. Mosely and seconded by Board member J. Johnson to support hiring a code enforcement assistant with a salary up to 50,000.

VOTE: All ayes. Motion carried.

In reply to Mayor Campbell and his concern whether the CRA can be involved with projects that exceed our boundaries, City Attorney Clay Adkinson responded that it should not be the primary focus. We should not adopt a project outside our defined area.

Citizen Robert Raymond asked about the city owned lots that were in surplus were going to be sold, and whether the CRA assist with down payments and such.

City Attorney Clay Adkinson said the CRA cannot be used as a mechanism to fund anything on city property. For instance, you cannot build a city hall with CRA money. The goal of the city is to divest itself of the surplus properties and give the money to the CRA.

City Manager M. Smigielski explained city owned property is not in the CRA, so the city would have to amend the map before it goes to the CRA. City Attorney Clay Adkinson said the boundary is well defined as city property, so once the city sells the properties, it can become part of the CRA. He added provided we properly dispose of the properties; a developer could get assistance from the CRA. However, the city cannot be involved in redevelopment.

In response to Board member S. Bakalo's question on whether the CRA could approve giving Mr. Raymond assistance, if he was interested, City Attorney Clay Adkinson responded when the property is purchased, it would have to be ranked by the CRA to decide whether they will help.

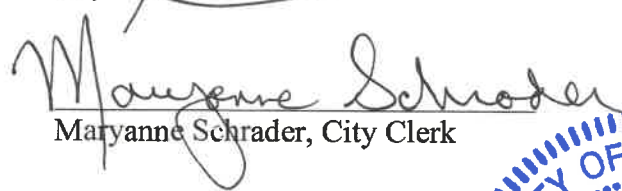
Discussion ensued on the seven properties that appraised collectively at \$31,000, according to City Manager M. Smigielski. The Board considered advertising options for the properties to get a better response, such as yard signs, website and assistance from realtors. It was agreed to advertise, as well as placing the properties on the website. City Attorney Clay Adkinson will provide some options.

City Manager M. Smigielski stated he would send the map and property appraisal to the Board.

Motion by Board Member J. Johnson and seconded by Board Member C. Mosely to adjourn. All ayes. Motion carried.

Chair R. Henderson adjourned the meeting at 5:55 p.m.

Minutes Approved by,


Reynolds Henderson
Maryanne Schrader, City Clerk