

MINUTES

DEVELOPMENT AUTHORITY MEETING OF JULY 20, 2016

Call to Order: The Development Authority Meeting of July 20, 2016 was called to order by Chairperson Lois Wright at 5:30 p.m.

Present: Chairperson Lois Wright and Board Members Felicia Davis, Mayor David Lockhart, Don Wright, Pamela Lake, Roy Lunsford, Frank Brandon.

Also present were City Manager Al Wiggins, Mike Blandenburg and Angela Redding.

Public Comment: Ms. Lawanda Folomi – would like citizens to be more involved in activities of the Board.

Approval of Minutes: The minutes of the Development Authority of June 22, 2016 were presented for approval.

Mr. Wright made a motion to approve the minutes of the June 22, 2016 meeting, seconded by Mr. Brandon.

Mayor Lockhart stated under Public Comment Period, it was written “David Lockhart discussed the option of land deal with the Forest Park Development Partners. He believes the deal is good for the City of Forest Park and wants everyone to move forward and not question decisions made by prior City leadership.” He stated it is more accurate to state: move forward in spite of decisions made by prior City leadership.

Mayor Lockhart made a motion to amend the motion to approve the minutes by striking the words and not question and inserting the words in lieu thereof, in spite of, seconded by Mr. Brandon.

Ms. Lake asked that the word comfort be changed to conform under Old Business.

Mayor Lockhart withdrew his previous motion. Mayor Lockhart revised his motion to amend the minutes to approve, in addition to changing the words and not question

and inserting *in spite of*, under Old Business, change the word *comfort* to *conform*, seconded by Ms. Davis. Voting for the motion was unanimous.

Discussion of rental and license agreement fees for property owned by DA and discussion of Real Estate Management Services: Mr. Wiggins stated he previously requested the services of a professional to give us an analysis of the highest and best use of properties currently owned by the Development Authority. He presented two Real Estate firms, Keller Williams and Franks & White to discuss their proposals.

Ms. Brown of Keller Williams stated based upon figures she has run, there were some properties that would be more feasible to sell and some more feasible to lease. Mr. Franks of Franks & White stated they had based figures on leasing and management. They bill \$400 per building minimum to manage property. He stated their leasing agreement is first month's rent and 5% thereafter, or 4% cash out on a lease.

It was determined until the Board can meet with the Governing Body to decide the highest and best use for the properties, no decision could be reached.

371 Central
Avenue:

Mr. Wiggins stated this building is located to the rear of 371 Central Avenue. He said the building is currently boarded, is an eyesore and owned by the Development Authority. The Fire Department would like to do a controlled burn and asked this property be surplus.

Mayor Lockhart made a motion that the Development Authority authorize the Chairman to dispose of, surplus, controlled burn or otherwise dispose of property located at 371 Central Avenue, seconded by Ms. Davis. Voting for the motion was unanimous.

Appraisal
Services:

Mr. Wiggins presented an appraisal cost from M. H. Biggers to appraise the properties owned by the Development Authority.

Mayor Lockhart made a motion to approve the proposal from M. H. Biggers, seconded by Mr. Lunsford. Voting for the motion was unanimous.

Other Business: Ms. Lake stated the position of Chairperson expired as of April 30th, and requested a vote for a new Chairperson.

Ms. Lake made a motion to amend the agenda to discuss the appointment of a Chairperson, seconded by Mayor Lockhart.

Ms. Felicia Davis brought to the attention of the Board, certain members terms have expired. Mayor Lockhart stated the board members continue to serve until that member is re-appointed or a new member appointed.

Voting for the motion were Mayor Lockhart, Pamela Lake, Roy Lunsford and Don Wright. Voting against the motion was Ms. Davis. The motion carried.

Ms. Lake made a motion to appoint herself as Chairperson, seconded by Mayor Lockhart. Voting for the motion was unanimous.

The next scheduled meeting will be August 24th.

Adjournment: Mayor Lockhart made a motion to adjourn, seconded by Mr. Lunsford. Voting for the motion was unanimous.