

MINUTES

CITIZENS BASEBALL STADIUM REVIEW COMMITTEE

PUBLIC WORKS CONFERENCE ROOM, THIRD FLOOR, CITY HALL

3:00 p.m., Thursday, August 6, 2009

Present: Council Member Wanda Merschel, Ex-Officio Member (excused herself after greetings)
Council Member Joycelyn Johnson, Ex-Officio Member
Dan Barrett, Member
Ron Bird, Member
Brenda Diggs, Member
Danny Freeman, Member
Dolores Hill, Member
J. Aubrey Kirby, Member
Eric Prior, Member
Mary Reynolds, Member
Gordon Slade, Member
Gary Strickland, Member

Absent: Howard Hudson, Jr., Member
Martha Wheelock, Assistant City Manager

Staff Present: Gregory M. Turner, Assistant City Manager
Lee D. Garrity, City Manager
Denise Bell, Chief Financial Officer
Angela Carmon, City Attorney
Marilena Jensen-Guthold, Assistant City Attorney
Jerry Kontos, Assistant City Attorney
Mayor Allen Joines (excused himself after greetings)
Bobby Patterson, City Consultant
Robin M. Watson, Administrative Asst. to City Manager

Others Present: Media.

The meeting was called to order by Gregory M. Turner, Assistant City Manager at 3:00 pm. Mayor Allen Joines opened the meeting by thanking everyone for their commitment and service that will be given to the Citizens Baseball Stadium Review Committee. He explained there will be two phases to the project: Construction phase and Operations phase. Again, he thanked everyone and dismissed himself.

Council Member Merschel greeted everyone by stating that she appreciates the committee's service and commitment to the baseball stadium. She explained even though the stadium is in her ward, it is everybody's stadium. She understands there will be challenges because of the complexity of the project and the publicity it has received. However, she thanked everyone for participating on this

committee. Council Member Johnson echoed the statements that were said before and that she appreciates the work the Committee will be doing.

Thereafter, Mr. Turner asked the members to go around the table to introduce themselves. All other staff and media introduced themselves after the members.

Mr. Turner stated this meeting is an orientation session to cover: 1) overview of the Committee’s responsibilities; 2) briefing on distributed materials and; 3) setting dates/times for tours and other meetings.

Mr. Turner proceeded to explain there will be 11 members and 2 ex-officio members. He had City staff introduce themselves to the Committee. He noted staff will be present at all meetings as a support system. He also noted at the next business meeting, Committee members will need to appoint a Chair and Vice-Chair of the Committee. Mr. Turner explained that the committee will be responsible to for reviewing the project status and payment requests during construction, reviewing the quarterly operations reports after construction, reviewing minority and women-owned business participation in the stadium construction and operation, and reporting to the City Council and the public on the committee’s findings. Mr. Turner explained that he will be the City support for the construction phase of the project and Martha Wheelock, Assistant City Manager who is absent today will be the support for the operations phase. He stated initially once a month the Committee will meet and sometimes there will be special call meetings as situations arrive.

Denise Bell, Chief Financial Officer explained the following chart summarizes the sources and uses of funds for the project:

BROOKSTOWN DEVELOPMENT PROJECT			
Estimated Sources and Uses of Funds			
USES	Current	Additional	Total
Stadium Construction ¹	\$ 16,000,000	\$ 24,700,000	\$ 40,700,000
Phase I Land (stadium) ²	8,000,000	0	8,000,000
Sub-total	24,000,000	24,700,000	48,700,000
Phase II Land	10,000,000	0	10,000,000
TOTAL	\$ 34,000,000	\$ 24,700,000	\$ 58,700,000
SOURCES			
City of WS	\$ 12,000,000	\$ 0	\$ 12,000,000
Regions Bank (land)	18,000,000	(8,000,000)	10,000,000
Developer Bank Loan	0	15,000,000	15,000,000
City of WS Bank Loan	0	12,700,000	12,700,000
Federal Grant ³	0	2,000,000	2,000,000
Millennium Fund	1,300,000	0	1,300,000
Private Investment ⁴	2,700,000	3,000,000	5,700,000
TOTAL	\$34,000,000	\$ 24,700,000	\$ 58,700,000
1 Includes \$10 million owed for existing work and \$14.7 million to complete.			
2 Includes \$1.05 million in capitalized interest.			
3 City advances capital project reserves in anticipation of receipt of federal grant funds.			
4 Private investment includes \$2 million from managing partner.			

Mrs. Bell along with Mr. Turner stated the committee will be responsible for determining the appropriateness of hard cost pay requests. He also stated that by the time, the committee receives the information; the City's consultant would have deciphered the information for the committee. After this explanation, it was noted the City would own the stadium and land under it.

Mr. Turner explained who the other key players were in the stadium project and after discussion, everyone agreed to add the other staff members in attendance to the staff support list (Assistant City Attorneys and Recording Secretary). In addition, Committee Member, Brenda Diggs asked for the members list to be condensed to one page with contact numbers and email addresses for convenience.

Mr. Turner next explained the payment flowchart, calendar and meeting schedule and major construction items that are still pending.

Angela Carmon, City Attorney reviewed the City's Ethics Policy to the committee members. After the explanation, it was asked by Committee Member Gary Strickland if he would have a conflict under the Ethics Policy since he's had business dealings with the City before. After discussion, it was stated that Mrs. Carmon would have to get back with him to verify if he could still remain a member or not.

Thereafter, Marilena Jensen-Guthold gave a powerpoint presentation on the open meetings and public records law.

Mr. Turner stated to the committee that various meetings will be set probably the end of August once construction begins again. At that time, review of payments for the closing of the land acquisition and previous construction will be one of the committee's first work tasks.

In the meantime, it was agreed to have two tours of the baseball stadium to familiarize everyone with the stadium. Thursday, August 13 at 4:00 pm and 5:00 pm were the set date and times for the tours. Robin M. Watson, Recording Secretary will send an email with a map of where to meet for the members to meet Mr. Turner for the tour.

ADJOURNMENT: 4:30 p.m.