

**Community Redevelopment Area Advisory Board  
Meeting Minutes  
Thursday November 4, 2021  
3:00 – 5:00 PM  
City Commission Conference Room, City Hall**

**Attendance**

Board Members: Brandon Eady (Chair), Brian Goding (Vice Chair), Frank Lansford, Chrissanne Long, Teresa O'Brien and Terry Coney

Absent: Brian Waller, Commissioner Chad McLeod, Harry Bryant and Tyler Zimmerman

Staff: Alis Drumgo, Iyanna Jones, D'Ariel Reed and Carlos Turner

Guests: Assistant City Attorney Jerrod Simpson, LPD Officer Schuttler and Brian Rewis

**Packets**

- Meeting Minutes dated September 2, 2021
- Financial Update
- Project Progression Report
- Memo – 210 E. Myrtle St. property acquisition

**Housekeeping**

**Action Items – Old Business**

**Financial Update & Project Tracker**

Alis Drumgo noted that projects are on track and finances are stable for FY22. There are funds available for the new year, but there are also pre-planned projects that will be integrated when the FY21 carryovers are completed. The project 114 E. Parker is 90% complete, and tenants have a set a tentative date for the grand opening which is scheduled for January 21, 2021. Mirrorton grand opening is scheduled for November 18, 2021. A continuation of this project is a screen wall that is yet to be built. Staff recently issued an intent to award on that project, and a contract would be back before the CRA Advisory Board by the end of the year.

**Housekeeping**

Brandon Eady stated no housekeeping items at this time.

**Meeting Minutes Dated September 2, 2021**

Brandon Eady moved to approve September 2<sup>nd</sup> minutes.  
Brian Goding seconded motion which passed unanimously.

**Action Items – New Business**

**210 E. Myrtle St. property acquisition**

Alis Drumgo presented the property acquisition of 210 E. Myrtle St. Alis stated CRA Staff developed an area plan for Mass Market two years ago, and that was recently presented to the Board. Staff was

unsuccessful in attempting to purchase the property twice before and advised that Office Schuttler is able to attest to the previous issues with doing so. The property is a 1,222 sq. ft. single family home on a 5,000 sq. ft. lot that was built in 1926. The assessment of the property is \$59,496.00. The property was appraised at \$110,000.00 in July 2021. Alis stated, if needed, the plan can be executed around the home, but since we are now able to acquire it, we should take the opportunity. The costs for the property would be \$250,000.00 plus a \$10,000 broker fee and closing costs with an expected closing date is 11/15/2021. Alis requested that Staff be authorized to obtain the property.

Terry Coney questioned if the property is occupied. Alis Drumgo replied the property is occupied by a renter with no lease and advised we would have the renter to relocate. Terry wanted to clarify if we are interested in the property or the house. Alis clarified we are interested in the property for future use and redevelopment.

Brian Goding advised that based on his prior experience, purchasing a property for more than the appraised price is not uncommon. Brian stated generally an appraisal is based on a specific property and not the surrounding areas. However, since the value of a specific property can contribute to its surroundings area, this can justify paying more than the initial appraisal price.

Brandon Eady questioned the additional cost and fees on acquiring the property and asked if there was any way to negotiate. Alis Drumgo stated the property owner was reluctant to sell the property to the CRA and mentioned the owner went with another entity and by doing so now allows CRA to acquire the property through that entity. Alis stated the price of \$250,000.00 was the set price and we will also be paying the broker fee and closing cost as buyer.

Terry Coney wanted to verify if a contract has been presented. Alis Drumgo advised the contract has already been signed by the property owner and suggested we move forward to prevent any additional changes or delays.

Terry Coney made a motion to move forward. Teresa O'Brien seconded, and the motion passed unanimously.

## **Discussion Items**

Brandon Eady recognized the CRA staff for their hard work and dedication.

**Adjourned at 3:18 PM**

**Next Meeting, Thursday, December 2, 2021 3:00 PM.**

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Brandon Eady, Chairman

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Date