



REAL ESTATE COMMITTEE MEETING

John J. Schupp, Director
Grif Chalfant, Director
Mark Gibbs, Director
Brian Strack, Director
Peter Bilson, Director
George Bentley, Director

Thursday, March 22, 2012

City Hall, 2nd Floor Conference Rm.

Presiding: John Schupp

Present: Pete Bilson, George Bentley, Mark Gibbs

Also Present:

Reggie Taylor, Executive Director

Teresa Sabree, Redevelopment Project Manager

CALL TO ORDER:

Chairman Schupp called the meeting to order at 6:46 p.m.

NEW BUSINESS:

-Nomination and Election of MRC Real Estate Committee Chairman

Taylor opened discussion of the nomination and election of a Real Estate Committee Chairman. Chairman Schupp will be leaving the MRC at the expiration of his term in April to accept an appointment to the Planning Commission. Taylor reported that Director Strack is willing to serve as Chairman.

Action: Director Bentley moved and Director Bilson seconded a motion to elect Brian Strack as Real Estate Committee Chairman. The motion was approved unanimously.

-Discussion of property management budget

Taylor presented a draft FY2013 Real Estate Committee budget for property repair and maintenance including lawn care, insurance, demolition, property appraisals and environmental surveys. Directors discussed the budget line items and the addition of line items to cover miscellaneous and unanticipated cost such as junk removal and removal of fallen and dead trees.

While considering the proposed budget Directors reviewed 2012 landscape bids and discussed the anticipated cost for 2012 lawn care. The total cost of lawn care service is dependent on timing of the demolition of eight structures anticipated to be completed during the mowing season.

Following review and discussion of FY2011 and FY2012 YTD expenses, Directors asked Taylor to add line items for tree removal and miscellaneous services in the amounts of \$2,500 and \$1,000.

-Review of lawn care service proposals

Directors reviewed lawn care service quotes and a comparison of 2012 proposal and 2011 contract pricing.

Action: Director Bentley moved and Bilson seconded a motion to recommend North Cobb Mower for lawn service. Following discussion Director Bentley amended his motion to recommend North Cobb Mower for lawn service pending a satisfactory interview and reference check. The amended motion was approved unanimously with Director Gibbs abstaining.

OLD BUSINESS:

Taylor reported that the demolition of properties has been delayed due to the findings of initial research conducted by the historian hired for the project. The consultant must complete the report to meet the requirements of the State Historic Preservation Office and HUD.

-Discussion of Hedges area

R. Taylor reported on rent collections and the status of vacant properties currently in rentable condition. 92 Hedges has been listed for rent since the tenant inherited with the purchase of the property moved out. Directors inquired about the ability to rent vacant units that are currently secured but are in rentable condition. Taylor recommended evaluating the possibility of leasing 193/195 Hedges Street after some minor additional rehab.

Taylor also reported that there is interest on a portion of the Hedges site. Taylor plans on meeting with the city's zoning staff to discuss potential uses permitted under the commercial zoning regulations. Taylor reported that the zoning ordinance could significantly influence the buildable area of the site for commercial development. It is likely that development on portions of the site would require a request to City Council to grant one or more variances during the rezoning process.

ADJOURN

The meeting adjourned at 7:45 p.m.