



REAL ESTATE COMMITTEE MEETING

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

Wednesday, January 19, 2011

City Hall, 2nd Floor Conference Rm.

Presiding: John Schupp

Present: Brian Strack, Peter Bilson, George Bentley

Also Present:

Reggie Taylor, Executive Director

Teresa Sabree, Redevelopment Project Manager

CALL TO ORDER:

Chairman Schupp called the meeting to order at 6:55 p.m.

NEW BUSINESS:

-MRC Financials

Taylor reviewed the MRC December 2010 Operating Statement and Balance Sheet. Discussion followed regarding the cost of refinancing and closing cost for the Line of Credit. Following review of the operating statement Directors reviewed YTD management expenses for regular maintenance, repairs and utilities as well as rent collections. While repair and maintenance cost to the MRC have been reduced due to changes in management, Directors expressed continued concern over the cost to maintain the properties, including property insurance, in relation to rent collections.

-Discussion of Utility Terminations

T. Sabree distributed a memo regarding utility terminations at vacant MRC properties. Directors discussed the cost and need to maintain power at six vacant units. Several of the vacant units were approved for demolition using Community Development Block Grant funds. A motion was made by Director Schupp and seconded by Director Strack to turn off utility service at 89 Hedges Street, 91 Hedges Street and 151 West Dixie Avenue. The motion was approved unanimously.

-Discussion of Road Construction Progress

R. Taylor informed the Committee that the new road to connect Hedges Street and West Dixie Avenue to Powder Springs was no longer a project to be funded under the proposed 2011 SPLOST. Directors discussed funding for other portions of SPLOST road construction on Powder Springs Street. The Committee Chairman will discuss the SPLOST funding proposal for the connector road with the MRCs Council Liaison.

-MRC property leasing

- T. Sabree distributed a memo regarding advertising options for vacant MRC property. Directors expressed interest in free advertising options and concern with the high cost of advertising in the Atlanta Journal Constitution. The Thrifty Nickel and Marietta Daily Journal are print publications the Committee would consider using to place an ad Online advertising should be restricted to sites specifically for Real Estate listing versus social media sites and Craigslist.com.

-Property Demolition

R. Taylor reported on the status of property demolition using Community Development Block Grant (CDBG) funds. Eight properties are to be demolished using 2011 CDBG funds while an additional property is eligible to receive a prior year's appropriation of funding. Directors discussed demolition of remaining units.

-Property renovations

R. Taylor opened discussion of property renovations for remaining with utility services. Directors discussed the cost benefits of renovation and demolition of remaining units as an alternative to incurring renovations cost. Discussion followed regarding management, renovations and demolition.

ADJOURN

A motion was made by Director Bentley and seconded by Director Strack to adjourn the meeting. The meeting adjourned at 9:12 p.m.