

**McCLELLAN DEVELOPMENT AUTHORITY (MDA)
BOARD OF DIRECTORS MEETING
MINUTES
9:00 a.m.
Wednesday, April 25, 2018**

BOARD MEMBERS IN ATTENDANCE:

PRESENT: Aaron Acker, Pokey Brimer, Willie Duncan, Freeman Fite, Tim Garner, Jim McClellan, Bill Robison, Eric Stringer, and Phil Webb

ABSENT: Sonny McMahan, Angela Fears

Quorum present: Yes

MDA Staff Present: Robin Scott, Jason Odom, and Van Roberts.

Meeting called to order at 9:00 a.m. by Phil Webb, Chairman.

APPROVAL OF MINUTES:

***MOTION** to approve the minutes for Called Board Meeting held March 12, 2018 was made, seconded, and unanimously passed.*

UNFINISHED BUSINESS: None

REPORTS:

Bike Trails Initiative

Mr. Freeman Fite updated the Board concerning the ongoing Bike Trails Project on McClellan. Trail design engineers have completed their initial survey and cost estimates. This report will be forwarded to Board members later in the week and discussion of the plan will be on the agenda for the next Board meeting. Mr. Bill Roach discussed the equestrian community support for the bike trail efforts and expressed their desire for the opportunity to develop horse trails on McClellan as well. The Chairman suggested they first speak with the Executive Director to review potential sites and offered them the opportunity to present their plans and ideas at a future Board meeting

Water Tank Project

The Executive Director presented a way ahead for the installation of a water tank on Egbert Hill and supporting infrastructure to provide additional water service on McClellan. The actions and timeline were:

- AWWSB modify initial design costs
- City complete and submit 3 Grant applications

**McClellan Development Authority (MDA)
Board Meeting Minutes – April 25, 2018**

- EDA: NLT 15 Jun 18
- USDA & ARC: NLT 30 Sep 18
- Await EDA pre-app decision (1 Aug 18)
 - If yes, AWWSB to begin final design work
 - Complete NLT 1 Nov 18
 - Secure agreements of who puts “skin in the game” to cover the match
- Await USDA/ARC grant decisions (Oct-Dec 18)
 - Additional grant approvals will reduce “skin in game” requirements
- Complete grant paperwork and begin bid process
 - Best guess Project start: Spring - Summer 2019

Following the presentation, a general discussion ensued concerning details of the respective grants. The next decision point would be when the results of the EDA pre-application are known, hopefully sometime in August. Update on progress will be made at the next scheduled Board Meeting in July.

Update on Environmental Cleanup Activities on 475 acres east of Iron Mtn. Road

Executive Director presented the following details concerning environmental activities on the Baby Bains Gap Road Ranges (BBGRR) that encompass approximately 475 acres:

- All Munitions and Explosives of Concern have been removed and Final Report of Corrective Measures (FRCM) received from Alabama Dept. of Environmental Management(ADEM)
 - Applicable Uniform Environmental Covenants Act (UECA) Covenants have been filed
- BBGRR Phases I & II: Soil remediation completed and Corrective Measure Implementation Reports (CMIR) approved by ADEM
 - Matrix drafting FRCM for ADEM approval
 - Ranges already covered under existing UECA Covenants
- RCRA Facility Investigation(RFI) recommending No Further Action (NFA) sent to ADEM 28 Feb 18
 - FRCM will be sent following concurrence on NFA
- Timeline estimate to completion: 6 months - 1 year

Following the presentation, the Chairman asked how soon the properties could be transferred to the Calhoun County Economic Development Council (EDC). Executive Director responded that as soon as approval of the RFI was received, it would be possible to transfer the properties along with the associated UECA Covenants. It was recommended that the EDC forward a formal request for the transfer of the property, contingent on the completion of cleanup activities be forwarded to the MDA Board for review and deliberation. Mr. Hopper of the EDC also inquired as to any restrictions the EDC had concerning the sale of Industrial Park properties. The Executive Director confirmed that language in the current Purchase Sale Agreement (PSA) transferred all responsibilities for grounds maintenance, marketing, and sales to the EDC upon signature of the PSA.

NEW BUSINESS:

MDA 2Q Operational Expenditures and Budget Modifications

Executive Director presented the Quarterly expenditure report and budget modifications.
(Report on file)

MOTION to concur with 2Q Operations expenditures as briefed and approve budget modifications was made, seconded, and unanimously passed.

MDA 2Q ESCA Expenditures and Budget Modifications

Executive Director presented the Quarterly ESCA expenditure report and budget modifications.
(Report on file)

MOTION by the PMT Committee to concur with 2Q ESCA expenditures as briefed and approve budget modifications was unanimously passed.

Executive Session

- a. Consideration of offer(s) to buy/sell/exchange/lease real property.

MOTION to convene in Executive Session was made, seconded, and passed.

Record of Votes: Aaron Acker – yes; Pokey Brimer – yes; Willie Duncan – yes; Freeman Fite – yes; Tim Garner – yes; Jim McClellan – yes; Bill Robison – yes; Eric Stringer – yes; and Phil Webb – yes.

Estimated Time: 40 minutes

RECONVENE – 10:40 a.m.

MOTION to accept terms and conditions of proposed “Ducks” Purchase Offer as presented and authorize Chairman to sign necessary documents was made and seconded but motion failed.

Record of Votes: Aaron Acker – abstain; Pokey Brimer – yes; Willie Duncan – abstain; Freeman Fite – no; Tim Garner – no; Jim McClellan – no; Bill Robison – no; Eric Stringer – no; and Phil Webb – abstain.

**McClellan Development Authority (MDA)
Board Meeting Minutes – April 25, 2018**

OPEN BOARD DISCUSSION: None

PUBLIC COMMENTS:

Councilman Jenkins updated the Board on the upcoming AMK9 Biathlon scheduled for mid-May. The event has grown exponentially and they are expecting over 1000 entrants this year. City and County have been providing “in-kind” services in support of the event. The question was asked if the MDA would consider providing funds to support the event. Several questions were asked by Board members concerning details of the event and the scope of funds requested that were unable to be answered. Additional concerns were raised about the short timeline before the event was to begin. Chairman recommended that the event sponsor get in contact with the Executive Director to provide additional clarification on these issues and requested funding.

ADJOURNMENT:

MOTION to adjourn the MDA Board meeting was made, seconded, and unanimously passed.

Meeting adjourned at 11:20 a.m.

Minutes submitted by Robin Scott

Approved: 
Chairman/Vice-Chairman

Date: 21 May 18

Approved: 
Board Secretary

Date: 21 May 18