

**McCLELLAN DEVELOPMENT AUTHORITY (MDA)
CALLED BOARD OF DIRECTORS MEETING
MINUTES
10:30 a.m.
Thursday, January 11, 2018**

BOARD MEMBERS IN ATTENDANCE:

PRESENT: Phil Webb, Chairman, Aaron Acker, Pokey Brimer, Willie Duncan, Freeman Fite, Mike James, Jim McClellan, Sonny McMahan and Eric Stringer

ABSENT: Angela Fears and Tim Garner

Quorum present: Yes

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

Meeting called to order at 10:30 a.m. by Phil Webb, Chairman.

APPROVAL OF MINUTES:

MOTION to approve the minutes for the Board meetings held December 4, 2017 was made, seconded, and passed.

NEW BUSINESS: None

UNFINISHED BUSINESS

- a. MDA Dissolution Discussion

Dissolution Chronology

- 26 Apr 17: Ad Hoc Committee reports out
 - Recommends not to dissolve: Board unanimously concurs.
 - Chairman forms committee(s) to continue talks with local leaders about future of McClellan.
- 26 Jul 17: Two motions, directing MDA staff to :
 - Work with City to produce formal request concerning transfer of 1000 acres of undeveloped property and 140 acres of commercial property.
 - Work with EDC to produce formal request concerning transfer of 260 acres of industrial property.
- 27 Sep17: MDA Board meeting
 - Motion to finalize proposed terms and conditions for transfer of property to EDC: motion approved.
 - Motion to begin process of dissolution with a target date of 30 Sep 18: motion tabled.
- 25 Oct 17: Further discussions on dissolution: no motions
- 26 Apr 17: Ad Hoc Committee reports out
 - Recommends not to dissolve: Board unanimously concurs.
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 - Motion to finalize proposed terms and conditions for transfer of property to EDC: motion approved.
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- 25 Oct 17: Further discussions on dissolution: no motions
- 4 Dec17: MDA Called Meeting
 - Motion to dissolve the MDA effective 30 Sep 18 with stipulation that current and future monies generated by McClellan be used to develop and improve McClellan: motion tabled.

BOARD DISCUSSION:

Mike James confirmed the reasons previously discussed as to why the MDA should dissolve.

- Giving industrial property to EDC due to the fact they have 24/7 staff and revenue to develop and market industrial properties.
- Transferring 1,000 acres and all commercial properties to the City of Anniston as they have fulltime marketing services and the means to give tax breaks and other incentives.

Robin Scott provided a review of budget as it stands currently.

Chairman, Phil Webb stated with no revenue stream there has to be a better way of doing things. Mr. Webb advised he wanted the Board to come out of this meeting with a solution and direction.

Freeman Fite advised that it would still be best to delay dissolution until the MDA Board heard what the land trust attorney has to say and that two weeks is not going to make that much difference.

Chairman Webb stated he expected if the Board delayed a decision that they would come to an agreement at the scheduled Board meeting on January 24, 2018.

Mr. Scott and Councilman Jenkins advised the Board that discussion have been held and actions cannot begin until pen is put to paper. Councilman Jenkins and Mayor Draper stated they could not go forward officially until the MDA Board provided them with a resolution.

Freeman Fite stated operations can be cut to a minimum and suggested a contract with the city to maintain daily operations.

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Mike James suggested accommodations for extreme sports, horse and biking facilities be part of the agreement with the city upon dissolution.

Jim McClellan stated why not go ahead and let the City handle everything instead of delaying the inevitable.

Willie Duncan asked if the main objective of this meeting was for the MDA to dissolve. Mr. Webb answered yes.

After other comments the consensus of the board was to dissolve but leave the motion tabled until the next meeting which will be held at 8:30 a.m. on January 24, 2018.

Freeman Fite asked for an addition to the agenda as he wanted to submit a no bid contract from the International Mountain biking Association to conduct preliminary designs of the bicycle course.

MOTION was made to amend the agenda was seconded and passed.

Willie Duncan requested time to read the contract prior to vote. Time was given.

MOTION to accept Trails Solutions design contract for \$16,170 was made, seconded, and passed.

REPORTS: None

PUBLIC COMMENTS:

Councilman David Reddick advised he saw no problem with the City taking over the operations of the MDA and felt sure all monies generated by McClellan which is the City of Anniston would be spent on McClellan.

Meagan Ross wanted to assure the Board the horse folks have been in communication with the MDA and City for multiple years and that the new organization has not asked for any monetary assistance. They just want to be included in discussions for the future.

ADJOURNMENT:

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

Meeting adjourned at 12:00 p.m.

Minutes submitted by Sandra Roberts

Approved: *PK Webb*
Chairman/Vice-Chairman

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Date: 1-24-18

Approved: *Eric W. Shroy*
Board Secretary

Date: 1-24-18

