

**APPROVED MINUTES OF THE
COMMITTEE OF THE WHOLE**

September 19, 2023
City Hall Lg Conference Room #119
6:00 P.M.

Present: Commissioners: Mayor Pro-Tem Robert Coughlin, Betsy Artz, Ron Draayer, Maurice Groce, Clarkston Morgan, Jessica Ann Tyson, and Mayor Stephen Kepley. Also present: City Attorney Dave Eberle, Executive Assistant Stephanie Fox, Deputy City Administrator Shay Gallagher, Finance Director Keyla Garcia, Economic Development Planner Lisa Golder, Deputy Fire Chief Mike Hipp, City Assessor Andy Johnson, Communications Specialist Anna Kendall, Engineering & Inspections Director Jim Kirkwood, Police Chief Bryan Litwin, Fire Chief Brent Looman, Parks and Recreation Director Val Romeo, Deputy City Clerk Becky Schultz, Fire Department Administrative Assistant Nancy Shane, and City Treasurer Laurie Sheldon.

MAYOR'S OFFICE:

A. ANNEX HOUSING PILOT AGREEMENT DISCUSSION.

Deputy City Administrator Gallagher reviewed his memo dated September 19, 2023. He introduced Tyler Knox, Director of Development for The Annex Group, who presented the company's housing portfolio, Union at Silver Station development plan, and financing, grants and partnerships in place. This request is for a 6% PILOT agreement (the PILOT agreement with CityLine is 8%). Discussion on escrow funds, violations, security plan, and Municipal Services Agreement. The escrow account of \$215,000 would be established which could be utilized should the developer default on tax payments. Discussion on types of units available and cost savings for renters; oversight by MSHDA for 10 years; on-site management and maintenance staff; and concerns about construction, emergency services and rental inspection services. Discussion on location and marketing.

Gallagher and Commissioner Coughlin reviewed next steps and timeline. Seeking consensus to move forward, acceptance of PILOT agreement, scheduling TEFRA public hearing, and potential Municipal Services Agreement. Annex Group has deadline of October 12 to submit an agreement with MSHDA for the project to move forward.

Consensus of Commissioners to obtain feedback from other municipalities with Annex Group housing developments, explore a Municipal Services Agreement, and bring back to the October 3 Committee of the Whole meeting.

The meeting was adjourned at 6:42 P.M.

Becky Schultz
Deputy City Clerk

Robert Coughlin
Mayor Pro-Tem