



**MAY 8, 2025 - 2:00 p.m. - CITY COUNCIL REGULAR MEETING**  
**CITY GOVERNMENT**  
**OFFICIAL PROCEEDINGS OF THE MAYOR AND ALDERMEN**  
**SAVANNAH, GEORGIA**

The regular meeting of the City Council was held at **2:00 p.m.**, in the SCCPSS Board of Education Room located at the Eli Whitney Administrative Complex, 2 Laura Avenue, Building G. **Mayor Johnson** called the meeting to order, then recognized **Ald. Bernetta Lanier** to offer the invocation. Mayor Johnson acknowledged the recent election of Pope Leo XIV - first U.S.-born pope. The Pledge of Allegiance was recited in unison.

**PRESENT:**

- Mayor Van R. Johnson, II
- Alderwoman Carolyn H. Bell, At-Large, Post 1
- Alderwoman Alicia Miller Blakely, At-Large, Post 2
- Alderwoman Bernetta B. Lanier, District 1
- Alderman Detric Leggett, District 2
- Alderwoman Linda Wilder-Bryan, District 3 - Vice Chair
- Alderman Nick Palumbo, District 4 - Chairman
- Alderwoman Dr. Estella Edwards Shabazz, District 5 - Mayor Pro Tem
- Alderman Kurtis Purtee, District 6

**ALSO, PRESENT:**

- City Manager Jay Melder
- Chief of Staff Daphanie Williams
- City Attorney Bates Lovett
- Clerk of Council Mark Massey
- Assistant to Clerk of Council Renee Osborne

**APPROVAL OF AGENDA**

[1. Adoption of the Regular Meeting Agenda for May 8, 2025.](#)

- a. Mayor Pro Tem Dr. Shabazz moved to adopt/approve agenda item #1, seconded by Ald. Wilder-Bryan. The motion passed, 8-1-0. Ald. Lanier voted no.
- b. Ald. Palumbo moved to amend agenda item #26 by tabling/postponing two line items relating to the Westside Surface Lot CIP project until a workshop can be held to better understand the project's history and cost escalation.

Ald. Palumbo requested a parliamentary inquiry regarding the ability of the City Council to remove the discussion of those two matters (Westside Surface Lot) now, versus later, given that the Mayor ruled that he will allow the body to consider those line items when agenda item #26 is heard/considered. As parliamentarian, the Clerk of Council advised that both methods of consideration are appropriate for the body to consider based on their willingness or the Chair's ruling.

Ald. Lanier asked about agenda item #25, and Mayor Johnson indicated he was going to handle the consideration of moving-up that agenda item.

#### APPROVAL OF MINUTES

[2. Approval of the Minutes for the Work Session and City Manager's Briefing Held on April 24, 2025, at 12:30 p.m.](#)

[Agenda Plus - WS DRAFT MINUTES April 24, 2025 City Council Workshop Meeting.pdf](#)

Mayor Pro Tem Dr. Shabazz moved to approve agenda items #2 and #3, seconded by Ald. Palumbo and Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

[3. Approval of the Minutes for the Regular Meeting Held on April 24, 2025, at 2:00 p.m.](#)

[Agenda Plus - RM DRAFT MINUTES April 24, 2025 City Council Regular Meeting.pdf](#)

a. Mayor Pro Tem Dr. Shabazz moved to approve agenda items #2 and #3, seconded by Ald. Palumbo and Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

b. Mayor Pro Tem Dr. Shabazz and Ald. Wilder-Bryan moved to authorize the Mayor to sign an affidavit/resolution given the City Council held an Executive Session limited to personnel matters prior to the conclusion of today's workshop, seconded by Ald. Leggett. The motion passed unanimously, 9-0-0. All members were present. Mayor Johnson facilitated individual performance reviews for the Clerk of Council, the City Attorney, and the City Manager, one-at-a-time.

#### PRESENTATIONS

[4. A Proclamation Declaring May 2025 as Lupus Awareness Month and May 10th as World Lupus Day.](#)

Mayor Johnson presented a proclamation to DeLoach Lupus Foundation's founder Salathiel DeLoach, also a 23-year survivor of lupus.

[5. Appearance by AAPI Taskforce in Observance of Asian American Pacific Islander Heritage Month.](#)

Mayor Johnson recognized the AAPI Taskforce (no members were present) in honor of Asian American Pacific Islander Heritage Month.

[6. A Proclamation Declaring May as Building Safety Month.](#)

Mayor Johnson presented a Building Safety Month proclamation to Development Services Senior Director and City Engineer Julie McLean, joined by employees/professionals from the departments of Development Services and Fire.

[7. A Proclamation Declaring May 5, 2025, as Georgia Water Professionals Day in Savannah.](#)

Mayor Johnson presented a proclamation to Chief of Water Resources Ron Felder, and the many employees of Water Resources, Water Distribution, Sewer Conveyance, Water Supply and Treatment, Planning & Engineering, Water Reclamation, Stormwater Management, and Utility Services.

[8. Presentation of the Employee Engagement Team and Recognition of the Employee of the 1st Quarter Winner.](#)

Mayor Johnson, Employee Engagement Team Chairperson Kristina Chandler, and City Manager Melder presented/recognized the following first quarter winners:

- Community Services – Adriana Cornelius
- Government Operations – Anthony A.J. Johnson
- Information & Public Affairs – Myriam Baker
- Management Services – Joanne Aley
- Planning & Economic Development – Ouida Blake

- Fire Department – Jeremy Veale
- Police Department – Page Contreras
- Water Resources – Joshua Hoskin

**ALCOHOL LICENSE HEARINGS - (CITY MANAGER RECOMMENDS APPROVAL OF ALL ITEMS IN THIS SECTION UNLESS NOTED OTHERWISE)**

[9. Approval of a Class C \(Liquor, Beer, Wine\) \(By the Drink\) Alcohol License with Sunday Sales to Brittany O'Neal for B. Nicole's Bistro, a Restaurant Located at 1639 East Victory Drive. The establishment is located between Grenoble and Wicklow Streets in Aldermanic District 3.](#)

[Exhibit 1: Checklist - B. Nicole's Bistro](#)

[Exhibit 2: Density Map - B. Nicole's Bistro](#)

[Exhibit 3: Alcohol Reports - B. Nicole's Bistro](#)

[Exhibit 4: Measurement Report - B. Nicole's Bistro](#)

[Exhibit 5: Security Plan - B. Nicole's Bistro](#)

Mayor Johnson declared the hearings open for agenda items #9 and #10.

Speaker(s) for #9:

- Ben Adams - IN SUPPORT
- Ald. Purtee moved to close the public hearings for agenda items #9 and #10, seconded by Ald. Miller Blakely. The motion passed unanimously, 9-0-0.
  - Ald. Wilder-Bryan moved to approve agenda item #9, seconded by Ald. Miller Blakely and Ald. Bell. No vote was taken on this motion.
  - Mayor Van Johnson moved (a substitute motion) to approve agenda item #9 contingent upon dismissal of the lawsuit against the City of Savannah, seconded by Ald. Wilder-Bryan, Ald. Leggett, and Ald. Palumbo. The motion passed unanimously, 9-0-0.

Ald. Miller Blakely asked if the owners of B. Nicoles' Bistro feel that they were treated unfairly and why are we voting contingent on them dropping the lawsuit. Mayor Johnson stated it has already passed. Attorney Lovett advised that it is at Council's discretion. Attorney Lovett spoke with their attorney earlier this week, and he (their attorney) agreed that if Council issued this license they would dismiss the lawsuit. Ald. Miller Blakely asked if the owners were present in the room and if they agreed. Then she asked if the attorney was present in the room. Attorney Lovett repeated he spoke with their attorney, Brent Savage who filed the lawsuit on their behalf, this week. He posed hypothetically if Council approved this business license, would they be willing to dismiss the lawsuit, and he said yes.

Ald. Lanier asked if we have a precedence regarding this matter of dismissing a lawsuit contingent upon approval of a license, and if it has ever occurred in the past. Understanding her question, Attorney Lovett stated this is the only time that he knows of being sued for this particular circumstance. There is another lawsuit, pending a third, for a convenience store for a similar circumstance, but the answer is no because this has never happened before.

Mayor Johnson queried the City Attorney on the fact that there are other causes of action that occur in his work such as settlements involving the city where claims are agreed to be released regularly (Yes).

[10. Approval of a Class E \(Beer, Wine\) \(By the Drink\) Alcohol License to Deep Patel for Country Convenience, a Convenience Store Located at 12403 White Bluff Road. The establishment is located between Windsor Road and Austin Drive in Aldermanic District 6.](#)

[Exhibit 1: Checklist - Country Convenience](#)

[Exhibit 2: Density Map - Country Convenience](#)

[Exhibit 3: Alcohol Reports - Country Convenience](#)

[Exhibit 4: Measurement Report - Country Convenience](#)

[Exhibit 5: Security Plan - Country Convenience](#)

Mayor Johnson declared the hearings open for agenda items #9 and #10.

No speaker(s) for #10.

a. Ald. Purtee moved to close the public hearings for agenda items #9 and #10, seconded by Ald. Miller Blakely. The motion passed unanimously, 9-0-0.

b. Ald. Purtee moved to approve agenda item #10, seconded by Ald. Wilder-Bryan and Ald. Leggett. The motion passed unanimously, 9-0-0.

**PURCHASING ITEMS - (CITY MANAGER RECOMMENDS APPROVAL OF ALL ITEMS IN THIS SECTION UNLESS NOTED OTHERWISE)**

11. Authorize the City Manager to Execute a Contract for Design Services for The New Floyd Adams, Jr. Complex with Hussey Gay Bell (LOCAL) an Amount Not to Exceed \$3,200,000. This will include comprehensive design services for a new office building adjacent to the Administration Building at the Floyd Adams, Jr. Complex on Interchange Drive. The scope of work includes surveying, geotechnical engineering, architectural design, structural and civil engineering, mechanical, electrical, and plumbing engineering, and landscape design to develop the construction plans and specifications required to construct the project. (Capital Projects).

[Exhibit 1: Funding Verification- Design Services for New Adams Complex.pdf](#)

[Exhibit 2: Purchasing Notes- Design Services for New Adams Complex.pdf](#)

Mayor Pro Tem Dr. Shabazz moved to approve agenda items #11, seconded by Ald. Purtee and Ald. Wilder-Bryan. The motion passed, 8-1-0. Ald. Miller Blakely voted no.

12. Authorize the City Manager to Execute Contract Modification No.1 for Landfilling of Biosolids with Waste Management in an Amount not to Exceed \$2,950,000. The modification is due to an increase in volume of transported biosolids as well as contaminated soil from the arena parking lot. (Water Reclamation and Parking and Mobility Services)

[Exhibit 1: Funding Verification - Landfilling of Biosolids](#)

[Exhibit 2: Purchasing Note -Landfilling of Biosolids](#)

Mayor Pro Tem Dr. Shabazz moved to approve agenda items #12, #13, #15, #16, #17, #18, and #19, seconded by Ald. Purtee and Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

13. Authorize the City Manager to Execute Contract Modification No. 2 with Johnson-Laux (LOCAL) in the amount of \$166,000. This is a Modification for the Renovations at the Savannah Fire and Code Compliance Building.

[Exhibit 1: Funding Verification - Code Enforcement Parking Lot.pdf](#)

[Exhibit 2: Purchasing Note - Code Enforcement Parking Lot.pdf](#)

Mayor Pro Tem Dr. Shabazz moved to approve agenda items #12, #13, #15, #16, #17, #18, and #19, seconded by Ald. Purtee and Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

14. Authorize the City Manager to Execute a Contract for the Thomas Gamble Building Renovations with JE Dunn Construction Company in an Amount Not to Exceed \$23,489,566. This contract is undertaking a comprehensive renovation of the Historic Thomas Gamble Building, constructed in 1877 and acquired by the City in 1943. Originally used as a shipping and receiving warehouse, the building has undergone several transformations over the years to accommodate various offices. (Capital Projects)

[Exhibit 1- Funding Verification- Gamble Building Renovations.pdf](#)

[Exhibit 2- Purchasing Notes- Thomas Gamble Building Renovations.pdf](#)

Ald. Lanier moved to approve agenda item #14, seconded by Ald. Palumbo and Ald. Miller Blakely. The motion passed unanimously, 9-0-0.

Ald. Lanier spoke about different renderings of this measure and the creation of the Northwest Precinct at the Adams Complex versus Dooley Avenue, as indicated on the Tuesday Night Memo. Carver Village Neighborhood leadership also assumed that the precinct would be placed at (coming to) the Adams Complex, which we all are fine with. Affordable and maybe modular housing can be placed on Dooley Avenue. We need rooftops and heads, so that we can provide a grocery store in the area. City Manager Melder responded that the Northwest Precinct will be built on the Adams Complex site next to the Code Compliance office building, right as you enter the complex.

Mayor Johnson queried to the City Manager that originally there were several sites being considered, but no site was decided upon. City Manager Melder confirmed and discussed some of the other sights that were considered. Mayor Johnson stated we had the responsibility to do due diligence and consider several sites for the Northwest Precinct, the Dooly Avenue site was never chosen. City Manager Melder advised that staff is working on a comprehensive physical plan (master plan) document which includes all properties that we own and all the needs that we have to be discussed at a future workshop.

Ald. Lanier asked to be a part of any discussions regarding land to be used in the First District. Mayor Johnson stated he hopes that would be the case for everyone.

Mayor Pro Tem Dr. Shabazz asked the City Manager to describe exactly where the Northwest Precinct will be built.

Ald. Miller Blakely asked the City Manager to include the At-Large Alderwomen, as well, when the district discussions take place.

[15. Authorize the City Manager to Execute Contract Modification No. 1 for Architectural Design with Cogdell Mendrala \(LOCAL\) in the Amount of \\$1,425,000. This modification is required to support the new Northwest Precinct Project, which will be relocated to a newly constructed city-owned facility. \(Capital Projects\)](#)

[Exhibit 1: Funding Verification - Architectural Design.pdf](#)

[Exhibit 2: Purchasing Note - Architectural Design.pdf](#)

Mayor Pro Tem Dr. Shabazz moved to approve agenda items #12, #13, #15, #16, #17, #18, and #19, seconded by Ald. Purtee and Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

[16. Authorize the City Manager to Execute a Contract for Sludge Hauling Services with Denali Water Solutions, LLC in an Amount Not to Exceed \\$840,000. These services are to haul biosolids from the President Street facility to the landfill. \(Water Reclamation\)](#)

[Exhibit 1: Funding Verification - Sludge Hauling.pdf](#)

[Exhibit 2: Purchasing Note -Sludge Hauling.pdf](#)

Mayor Pro Tem Dr. Shabazz moved to approve agenda items #12, #13, #15, #16, #17, #18, and #19, seconded by Ald. Purtee and Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

[17. Authorize the City Manager to Execute Contract Modification No. 2 for Water, Sewer, and Stormwater Line Repair from Southern Champion Construction in the Amount Not to Exceed \\$2,901,000. This contract maintains over 2,000 miles of water sewer and storm mains, along with major operational structures, many of which are large industrial-type facilities. \(Water and Sewer Planning\)](#)

[Exhibit 1: Funding Verification -Water, Sewer, Stormwater Line Repair.pdf](#)

[Exhibit 2: Purchasing Note - Water, Sewer, Stormwater Line Repair.pdf](#)

Mayor Pro Tem Dr. Shabazz moved to approve agenda items #12, #13, #15, #16, #17, #18, and #19, seconded by Ald. Purtee and Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

[18. Authorize the City Manager to Execute a Contract for Turbidity and Chlorine Monitoring System with CL2 Solutions, LLC in an Amount not to Exceed \\$116,534. The Industrial & Domestic Water Supply and Treatment Plant is requesting this upgrade to eliminate inaccuracies and obtain real-time data for critical process control parameters. This upgrade will provide real-time, basin-specific turbidity and chlorine residual data, enabling the I&D staff to respond immediately to water quality fluctuations. \(Industrial and Domestic Water Plant\)](#)

[Exhibit 1: Funding Verification - Turbidity & Chlorine Monitoring System.pdf](#)

[Exhibit 2: Purchasing Notes - Turbidity & Chlorine Monitoring System.pdf](#)

Mayor Pro Tem Dr. Shabazz moved to approve agenda items #12, #13, #15, #16, #17, #18, and #19, seconded by Ald. Purtee and Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

[19. Authorize the City Manager to Execute a Contract for Network Maintenance, Equipment, and Security with MGT Impact Solutions in the Amount of \\$1,151,015. Innovation and Technology Services uses this contract for hardware and software maintenance. \(ITS\)](#)

[Exhibit 1: Funding Verification - Network Maintenance.pdf](#)

[Exhibit 2: Purchasing Notes - Network Maintenance.pdf](#)

Mayor Pro Tem Dr. Shabazz moved to approve agenda items #12, #13, #15, #16, #17, #18, and #19, seconded by Ald. Purtee and Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

**RESOLUTIONS - (CITY MANAGER RECOMMENDS APPROVAL OF ALL ITEMS IN THIS SECTION UNLESS NOTED OTHERWISE)**

[20. Authorize Community Housing Services Agency, Inc. \(CHSA\) to Make a \\$2,000,000 Loan from the Savannah Affordable Housing Fund in Support of a Savannah Gateway Gardens LP 2025 LIHTC Application to Develop 86 Affordable Housing Apartments on Vacant Portions of Land Located at 21 Edinburgh Street, 806 Joe Street, and 946 Rockefeller Street.](#)

[Exhibit 1: Savannah Gateway Gardens Favorable Financing Resolution](#)

Ald. Wilder-Bryan moved to approve agenda item #20, seconded by Mayor Pro Tem Dr. Shabazz. The motion passed unanimously, 9-0-0.

[21. Authorize Community Housing Services Agency, Inc. \(CHSA\) to Make a \\$500,000 Loan from the Savannah Affordable Housing Fund in Support of a Parallel Sustainable Fellwood-I LP 2025 LIHTC Application for the Preservation and Rehabilitation of 110 Apartments at the Property Known as Sustainable Fellwood-I, 1401 Fellwood Drive.](#)

[Exhibit 1: Sustainable Fellwood Phase I 2025 LIHTC SAHF Favorable Financing Resolution](#)

Ald. Lanier moved to approve agenda item #21, seconded by Mayor Pro Tem Dr. Shabazz. The motion passed unanimously, 9-0-0.

Ald. Lanier asked the City Manager to expound on what is presented here, which includes preservation and rehabilitation. City Manager Melder responded. Ald. Lanier thanked them for



this work.

**AGREEMENTS**

[22. Intergovernmental Agreement with Chatham County for Joint Resurfacing of John Carter Road from Old River Road to Little Neck Road. Chatham County is overseeing improvements to John Carter Road from Old River Road to Little Neck Road, which includes milling, resurfacing, and striping improvements. The City will participate in the costs of said improvements for the areas that are located within its municipal boundaries.](#)

[Exhibit 1: 04242025 IGA City County for John Carter Road Savannah.pdf](#)

Mayor Pro Tem Dr. Shabazz moved to approve agenda item #22, seconded by Ald. Palumbo and Ald. Lanier. The motion passed unanimously, 9-0-0.

**CITY ATTORNEY ITEMS**

[23. Settlement #1](#)

Mayor Pro Tem Dr. Shabazz moved to approve agenda items (Settlements) #23 and #24, seconded by Ald. Palumbo and Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0, as follows:

- #23: Authorized the City Attorney's Office to settle the claim (worker's compensation) of Mark Fleming for the amount of \$85,000.00.
- #24: Authorized the City Attorney's Office to settle the claim (worker's compensation) of Jean Lockhart for the amount of \$150,000.00.

[24. Settlement #2](#)

Mayor Pro Tem Dr. Shabazz moved to approve agenda items (Settlements) #23 and #24, seconded by Ald. Palumbo and Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0, as follows:

- #23: Authorized the City Attorney's Office to settle the claim (worker's compensation) of Mark Fleming for the amount of \$85,000.00.
- #24: Authorized the City Attorney's Office to settle the claim (worker's compensation) of Jean Lockhart for the amount of \$150,000.00.

**MISCELLANEOUS**

[25. Street Renaming for Essex Avenue Between 2nd Street and Corvair Street to "Annie B. Graham Street" in Aldermanic District 1 \(File No. 25-001257-HM\)](#)

[Submittal Packet - Essex Avenue Between 2nd Ave and Corvair Street.pdf](#)

[Annie Bell Graham Honorary Street Naming.pdf](#)

[SIGNED HSMC Recommendation - 24-001257 - Annie B. Graham Honorary Street Nam.pdf](#)

[Staff Report - 24-001257- Doretha Rice & Jaceln Johnson - Annie B. Graham Honorary Street Naming.pdf](#)

Ald. Lanier moved to approve agenda item #25, seconded by Ald. Miller Blakely. The motion passed unanimously, 9-0-0.

Speaker(s):

- Jackie Johnson, petitioner
- Doretha Rice, petitioner
- Lenora Axon, 12th granddaughter of Annie B. Graham
- Bishop Charles E. Williams, Tremont Park Neighborhood Association

[26. Authorize Supplement Budget Appropriations to Fiscal Year 2025 Operating and Capital Improvement Program.](#)

[Exhibit 1: FY25 Q1 Operating and Capital Budget Amendment.pdf](#)

Referring to Ald. Palumbo's earlier request, Mayor Johnson began discussing how to handle agenda item #26.

City Manager Melder referred to his Tuesday Night Memo and requests made by the Members of Council pertaining to the Westside (Arena) Surface Lot. He asked that if the City Council wants to hold off on the Westside Surface Lot line items today, he requested to approve the other very important budget moves which are needed concerning matters that have already been approved.

Mayor Johnson suggested moving on all the other items, then discuss the two line items regarding the Westside (Arena) Surface Lot.

a. Mayor Pro Tem Dr. Shabazz moved to approve 14 of 16 Budget Amendments as listed under agenda item #26, excluding the two Westside Surface Lot items, seconded by Ald. Wilder-Bryan and Ald. Lanier. The motion passed unanimously, 9-0-0.

b. Ald. Palumbo moved to table the two remaining Budget Amendments concerning the Westside Surface Lot, pending a workshop presented by the City Manager in two weeks to discuss a couple of issues brought to light (whereupon he shared additional and more specific details). The motion was seconded by Ald. Lanier. The motion passed unanimously, 9-0-0.

Mayor Johnson read into the record a history of briefings related to these items. He added that a workshop can be held as quickly as two weeks. He expressed belief that the recommendations of staff and the legal obligations will not change, and he expressed that should be considered.

Ald. Wilder-Bryan asked the City Manager a question about the one thousand parking spaces and if there would be charges for them to help recoup some of this money. The City Manager responded. He added they have been actively working hard to reduce the costs to both the parking fund and capital contingency. He will be prepared to brief Council on it. Ald. Wilder-Bryan asked the City Attorney about the legal option of not following through with the lease. City Attorney Lovett responded.

Ald. Lanier presented a history of the project and contamination. She stated that people in the community warned the City about this issue, but the City did not listen to them.

Mayor Pro Tem Dr. Shabazz provided an account of the history of this project and environmental contaminants beginning in 2016 and 2019, including actions taken by the City Council. She asked City Attorney Lovett to offer additional details on this history of this project and its remediation. He stated we knew it was dirty, but not necessarily how dirty.

Ald. Miller Blakely asked Mayor Johnson to read for the public all of the money being requested in the Budget Amendments under agenda item #26, whereupon he did.

Ald. Bell asked to reiterate comments made by Ald. Miller Blakely and Ald. Palumbo. A transfer of this size is enough for all of them to understand exactly what's happening, why it is needed, and how to prevent/stop the bleeding.

Mayor Johnson reminded everyone that he, Ald. Bell, and Mayor Pro Tem Dr. Shabazz were there when the City purchased this lot. He recalled that those communities pushed/insisted that the Arena be placed in that location because one of the community benefits was the opportunity to be able to remediate contaminated ground that had been contaminated there for well over 50 years. The site was so attractive because people who lived there were going to get a redeveloped site for public use, remediate dirty soil, and be able to provide a community benefit. We further knew we needed additional parking. He stated we had an opportunity to buy land and for him they had an obligation to remediate. He asked the City Manager and the City Attorney to work to get the numbers (cost) down. He asked the City Manager to confirm that he was asking for the maximum of what was needed when he made his recommendation (Yes). He added his opinion regarding a structured parking lot in that area. He stated we can have a workshop which will be beneficial to us. He asked the City Attorney when there was a related condemnation hearing (February 2024).

Ald. Purtee asked the City Manager a couple questions. What do the fees look like for parking (or an average)? The City Manager stated we should net \$1 million per year in revenue and take somewhere between \$15-\$22 million per year total, over 20 years. Instead of 2030, the City has lease options until 2050, as authorized by Council. Ald. Purtee asked how long we have been remediating this property (Original contract was let in 2020). City Manager Melder stated that EPD allowed the City to break the project into two portions, the south and north parcels. The south portion was remediated, capped and paved pretty quickly, and it is paved today. If there was a mistake/ flaw made in the approach, it was that the project was considered to be a parking lot construction project and not an environmental remediation project. During the workshop, the City Manager stated he can go into what they learned about the north parcel of the lot in hindsight, going back to 2019. Ald. Purtee stated we have been remediating this property for 5 years. The community deserves and needs this remediation, but at the same time this has been going on for awhile. He asked how are we holding folks accountable, given the decision

we need to make here. City Manager Melder responded. Ald. Purtee continued that a lot of time has been spent on parking for the Arena. He offered other options to parking lots, like shuttles and sidewalks. He stated that if he has these questions, others likely have more questions than him. We owe it to the citizens of Savannah to discuss this matter thoroughly, so there is no question or doubt why we need to move forward. City Manager Melder responded. Ald. Purtee stated he wants to be friendly to people who cannot afford \$50 parking.

Mayor Johnson offered another comment regarding structured parking and the City's obligations.

Ald. Palumbo spoke about options, based on a request made to the City Attorney. As a result, he offered that the City may have an opening, due to cost overruns and contract law. EPD provides for reconsiderations, such as voluntary enrollment, type 5 reassessments, and mitigation methods. Ald. Palumbo and Mayor Johnson debated the ideas presented.

Ald. Lanier asked the City Manager about the availability of any Brownfield grants. She added that outside contractors offered to build a garage which was turned down, although garages are being built other places. Mayor Johnson responded.

Written comment(s):

- Meg Gorski Pace - Requested a deferral of the item
- Caila Brown - Requested to reconsider/rebid the item

[27. Approval of Major Subdivision West Tract 3, 4, and 5, Hill Durrence Tract. These proposed western tracts encompass a total of 125.093 acres and will comprise a residential complex near the Fort Argyle Road entrance, as well as multiple warehouses located towards the center and rear of the western portion. The property is in Aldermanic District 5 at Street Location: Kaizen Parkway at Fort Argyle Road.](#)

[Exhibit 1: Plat: Major Subdivision West Tract 3, 4, and 5 Hill Durrence.pdf](#)

[Exhibit 2: MPC Decision.pdf](#)

Mayor Pro Tem Dr. Shabazz moved to approve agenda item #27, seconded by Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

Following various announcements made by the Mayor and Aldermen, Mayor Johnson gave the floor to Ald. Leggett who read a prepared statement.

Mayor Johnson adjourned the regular meeting at 4:18 p.m.

Mark Massey, Clerk of Council

Date Minutes Approved: \_\_\_\_\_

**Signature:** \_\_\_\_\_

The video recording of the meeting can be found by copying and inserting the link below in your url:

<https://savannahgovtv.viebit.com/watch?hash=6m0yhduBsfbGrTQj>.