



APRIL 13, 2023, 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 2:01 p.m. Mayor Johnson recognized Alderman Nick Palumbo who introduced Clinton Edminster, recently ordained by the Universal Life Church to offer the invocation. The Pledge of Allegiance was recited in unison.

PRESENT:

Mayor Van R. Johnson, II, Presiding
Alderwoman Kesha Gibson-Carter, 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
Alderman Nick Palumbo, District 4, Vice-Chairman
Alderwoman Dr. Estella Edwards Shabazz, District 5, Mayor Pro-Tem
Alderman Kurtis Purtee, District 6

ALSO, PRESENT:

City Manager Joseph A. Melder
Chief of Staff Daphanie Williams
City Attorney Bates Lovett
Clerk of Council Mark Massey
Deputy Clerk of Council Margaret Fox

APPROVAL OF AGENDA

[1. Adoption of the Regular Meeting Agenda for April 13, 2023.](#)

Mayor Pro-Tem Dr. Shabazz moved to adopt/approve Items #1 and #2, seconded by Alderman Palumbo. The motion passed unanimously, 9-0-0.

APPROVAL OF MINUTES

[2. Approval of the Minutes for the Regular Meeting Held on March 23, 2023, at 6:30 p.m.](#)

[Exhibit 1: Draft Minutes - March 23, 2023 City Council Regular Meeting.pdf](#)

Mayor Pro-Tem Dr. Shabazz moved to adopt/approve Items #1 and #2, seconded by Alderman Palumbo. The motion passed unanimously, 9-0-0.

Mayor Johnson took a moment of personal privilege to welcome and recognize the National League of Cities (NLC) Executive Director and Chief Executive Officer Clarence Anthony, who was in town conducting an NLC Retreat. Also in attendance were NLC senior staff members: Irma Esparza Diggs, Senior Executive and Director, Federal Advocacy; Antoinette Samuel, Senior Executive and Director, Operations and Administration; Seantae Byers, Senior Executive and Director, Member and Partner Engagement; Jon Kuhl, Senior Executive and Director, Digital Engagement, Marketing & Communications; Tia Plunkett-McQueen, Senior Executive and Director, Human Resources; Michael Terseck, Chief Financial Officer; Stacy Richardson, Chief of Staff; the new Senior Executive for Municipal Practices; and Dr. Robert Blaine, Senior Executive and Director, Center for Leadership, Education, Advancement and Development.

PRESENTATIONS

[3. Appearance by and Recognition of First Chatham Bank's \\$7,500 Donation into the Savannah Affordable Housing Fund.](#)

PRESENTED by CHSA Executive Director Anita Smith-Dixon. Also present were Housing Savannah Executive Director Laura Lane McKinnon, Pastor Marsha Buford, and City Manager Jay Melder.

Mayor Pro-Tem Dr. Shabazz moved to accept the \$7,500.00 donation from First Chatham Bank into the Savannah Affordable Housing Fund, seconded by Alderwoman Wilder-Bryan. The motion passed unanimously, 9-0-0.

[4. A Proclamation Declaring April as National Child Abuse Prevention Month. National Child Abuse Prevention Month recognizes the importance of families and communities working together to strengthen families to prevent child abuse and neglect. Through this collaboration, prevention services and support help protect children and produce thriving families.](#)

PRESENTED by Mayor Johnson to Coastal Children's Advocacy Center Administrative Assistant Gloria Greer, Intake Specialist Kristen Waters, Family Victim Advocate Jordan Fields, Intern Brooke Benton, and Board of Directors Member Megan Edwards.

On behalf of Director Rose Grant-Wiseman and Coastal Children's Advocacy Center, Ms. Greer accepted and thanked Mayor and Council for the proclamation and recognition.

[5. Appearance by and Recognition of Brittni Evans, the Miss Savannah 2023 Competition Winner. \(Previously postponed from March Council Meeting\)](#)

Not Presented/Present.

[6. A Proclamation Declaring April as Safe Digging Month. Georgia 811 is utilized not only by municipalities, but homeowners and contractors as well. Calling 811 before digging helps locate vital utilities during construction so damages do not occur to those utilities. When a utility is damaged, it not only costs money, but sometimes property damage and, in some cases, even people's lives.](#)

PRESENTED by Mayor Johnson and READ by Alderman Palumbo to Water/Sewer/Engineering Department team members: Director of Water & Sewer Planning and Engineering, and Georgia 811 Chairman of the Board Jim Laplander, Georgia 811 Liaison Branden Cody, Water & Resource Director Ron Feldner, and Assistant City Manager Heath Lloyd.

ZONING HEARINGS

[7. Petition for a Map Amendment from Joshua Yellin, Agent for J. Elder Studio, on Behalf of 2613 Montgomery LLC \(owner\) to Rezone ~0.09 Acres at West 42nd Street \(PIN 20073 31009\) from TN-2 \(Traditional Neighborhood-2\) to TC-1 \(Traditional Commercial-1\) Aldermanic District 2 \(File No. 23-001036-ZA\).](#)

[Exhibit 1: MPC Recommendation for W. 42nd Street \(File No. 23-001036-ZA\).pdf](#)

[Exhibit 2: Maps for W. 42nd Street \(File No. 23-001036-ZA\).pdf](#)

[Exhibit 3: Draft Ordinance for W. 42nd Street \(File No. 23-001036-ZA\).pdf](#)

[Exhibit 4: Site Plan for W. 42nd Street \(File No. 23-001036-ZA\).pdf](#)

[Exhibit 5: Site Visit to W. 42nd Street \(File No. 23-001036\).pdf](#)

HEARD after Item #21.

Mayor Johnson declared the zoning hearing open for Item #7. See Item #8.

Speaker(s):

- . Melissa Paul-Leto, MPC representative (Development Services)
- . Joshua Yellin, representing the applicant

Alderwoman Miller Blakely asked if any of the apartments will be assigned affordable, or will all the apartments be market rate. Mr. Yellin answered, the building is an 11-unit apartment complex and does not qualify for any of the tax credits or affordable housing programs; therefore, all the apartments will be market rate.

Alderwoman Miller Blakely stated the area in question is becoming gentrified at an alarming rate. She requested Mr. Yellin to ask the owner if some (1-2) of the apartments can be affordable. Mr. Yellin stated he will have the developer explore the options.

Alderman Gibson-Carter discussed inclusionary zoning as it relates to affordable housing for the residents of Savannah. She stated she will not support Item #8 as it does not support affordable housing. The City needs to think outside the box to create affordable housing, and not hide behind State regulations. Mayor Johnson commented the City will not do anything against State regulations and, the City needs housing on all levels.

Alderman Lanier asked for the status of inclusionary zoning. She discussed the importance of the City to put policies in place and implement those policies to assure the City has housing that is affordable to residents on all levels in the City. Alderman Lanier asked, at what point could the City implement the inclusionary zoning ordinance that would call for new development to adhere to the requirements of the inclusionary zoning ordinance. City Manager Melder indicated the City work plan shows the inclusionary zoning ordinance scheduled for the next City Council meeting agenda.

Alderman Palumbo asked Attorney Yellin to describe the current usage of the property. Attorney Yellin indicated the property is empty and uninhabitable. Alderman Palumbo stated the City is in a massive housing shortage and needs housing on all price points.

Alderman Leggett asked Clerk of Council Massey and City Attorney Lovett if any opposition was received for Item #7, (none). Alderman Leggett indicated over fifty residents met in September 2022 with no opposition; however, MPC met recently with two residents in opposition, but as the meeting progressed and property usage was defined, both residents were in agreement with the developer.

Alderman Leggett moved to close the zoning hearing for Item #7, seconded by Alderman Wilder-Bryan. The motion passed unanimously, 9-0-0.

ORDINANCES - FIRST AND SECOND READING - (CITY MANAGER RECOMMENDS APPROVAL OF ALL ITEMS IN THIS SECTION UNLESS NOTED OTHERWISE)

[8. Petition for a Map Amendment from Joshua Yellin, Agent for J. Elder Studio, on Behalf of 2613 Montgomery LLC \(owner\) to Rezone ~0.09 Acres at West 42nd Street \(PIN 20073 31009\) from TN-2 \(Traditional Neighborhood-2\) to TC-1 \(Traditional Commercial-1\) Aldermanic District 2 \(File No. 23-001036-ZA\).](#)

[Exhibit 1: MPC Recommendation for W. 42nd Street \(File No. 23-001036-ZA\).pdf](#)

[Exhibit 2: Maps for W. 42nd Street \(File No. 23-001036-ZA\).pdf](#)

[Exhibit 3: Draft Ordinance for W. 42nd Street \(File No. 23-001036-ZA\).pdf](#)

[Exhibit 4: Site Plan for W. 42nd Street \(File No. 23-001036-ZA\).pdf](#)

[Exhibit 5: Site Visit to W. 42nd Street \(File No. 23-001036\).pdf](#)

After the first reading was considered the second reading and a request that an ordinance be placed and passed upon its adoption, Alderman Leggett moved to approve Item #8, seconded by Alderman Palumbo. The motion passed 6-3-0. Alderman Gibson-Carter, Alderman Miller Blakely and Alderman Lanier voted no.

Alderman Lanier discussed gentrification and the impact on neighborhoods, generational wealth, crime and racial gaps for those adversely affected. Gentrification is a slow and gradual process which is rooted in policy initiatives. It is more than what the market drives, it is by design; the victims are not always the cause of their victimization. Mayor Johnson commented, his studies finds it includes a combination of all the above. Sometimes, those affected, move to the suburbs for a better lifestyle.

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

[9. Authorize the City Manager to Execute an Annual Contract for Grounds Maintenance at Facilities City-wide with SamJay Services \(LOCAL\) in the Amount of \\$162,322. This contract will be used by the Facilities Department to provide grounds maintenance at 24 City properties. \(Facilities Maintenance\)](#)

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

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

Mayor Pro-Tem Dr. Shabazz moved to approve Items #9, #10, #11, #12, #15, #16, and #18, seconded by Alderman Wilder-Bryan. The motion passed unanimously, 9-0-0.

[10. Authorize the City Manager to Execute a Contract for the Purchase of Wastewater Sludge Disposal Chemicals for the City's Water Reclamation Facility on President Street in an Amount Not to Exceed \\$200,000. This system adds chemicals to the treated wastewater to solidify sludge so it can be removed from the water treatment process for disposal. The chemicals will be used by the Water Reclamation Department to assist with the sludge processing and disposal process. \(Water Reclamation\)](#)

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

[Exhibit 2: Purchasing Notes - Sludge Disposal Chemicals.pdf](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Items #9, #10, #11, #12, #15, #16, and #18, seconded by Alderman Wilder-Bryan. The motion passed unanimously, 9-0-0.

[11. Authorize the City Manager to Execute a Contract to Refurbish the Polychem Chain and Flight Sludge Collection System from Brentwood Industries in an Amount Not to Exceed \\$ 202,900. The system removes inner material from the wastewater that cannot be broken down biologically in order to go to the next phase of the water treatment process. The primary clarifiers are the first step in the treatment process to remove suspended solids, oils, and grease before entering the biological treatment process. \(Water Reclamation\)](#)

[Exhibit 1: Funding Verification - Polychem Chain.pdf](#)

[Exhibit 2: Purchasing Notes - Polychem Chain.pdf](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Items #9, #10, #11, #12, #15, #16, and #18, seconded by Alderwoman Wilder-Bryan. The motion passed unanimously, 9-0-0.

[12. Authorize the City Manager to Execute a Final Closeout Modification for 2155 West Gwinnett Street, Fire Support and Code Compliance Building with Johnson-Laux Construction, LLC in the Amount of \\$220,330.75. This final modification is needed to cover additional costs associated with unforeseen conditions. \(Capital Projects\)](#)

[Exhibit 1: Funding Verification - Fire Support Center.pdf](#)

[Exhibit 2: Purchasing Notes - Fire Support Center.pdf](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Items #9, #10, #11, #12, #15, #16, and #18, seconded by Alderwoman Wilder-Bryan. The motion passed unanimously, 9-0-0.

[13. Authorize the City Manager to Execute the Final Closeout Modification for the Broughton Streetscape Project with Astra Construction Company in an Amount Not to Exceed \\$1,250,000. The final closeout modification is needed to cover additional costs associated with unforeseen conditions. \(Capital Projects\)](#)

[Exhibit 1: Funding Verification - Broughton St.pdf](#)

[Exhibit 2: Purchasing Notes - Broughton St.pdf](#)

Mayor Johnson stated that any purchasing items pulled from the agenda for questions/discussion must be germane to that purchasing item or the question/discussion will be dismissed.

Alderwoman Gibson-Carter asked City Manager Melder and City Attorney Lovett if the Broughton Street design flaws and complaints she submitted to their office are included in the final modifications. City Manager Melder answered, it has not been determined there are any design flaws. The closeout modification is to cover the cost of unforeseen underground cost; mostly at the corner of Broughton and Bull Streets intersection where basements are protruding out into the right-of-way, and the delay in construction requested by Broughton Street businesses during the 2021 holiday season.

Stating this is a SPLOST project, Alderwoman Gibson-Carter asked City Manager Melder the total cost to date of the Broughton Street project. City Manager Melder answered, for Broughton Street Phase I, with this modification, the total is \$13,330,395.00. City Manager Melder detailed the other cost modifications which included \$871,507.00 from the water & sewer enterprise fund for an existing 12" deteriorated water main, and \$30,000.00 from the general fund in 2019 during the planning phase of the project.

Mayor Pro-Tem Dr. Shabazz moved to approve Item #13, seconded by Alderman Leggett and Alderwoman Wilder-Bryan. The motion passed, 7-2-0. Alderwoman Gibson-Carter and Alderwoman Miller Blakely voted no.

Alderwoman Gibson-Carter stated, the majority of Council voted to approve the \$871,507.00 modification; however, she did not vote for approval.

[14. Authorize the City Manager to Execute a Contract for Civil Design Engineering Services with CHA Consulting \(LOCAL\) in an Amount Not to Exceed \\$1,300,000. The services will be used on an as-needed basis to include preparation of design plans, specifications, cost estimates, permitting, and construction documents for projects. \(Capital Projects\)](#)

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

[Exhibit 2: Purchasing Notes - Civil Design Engineering.pdf](#)

Alderwoman Gibson-Carter asked City Manager Melder if CHA Consulting is a local business, the company is located in Albany, NY, and is the project related to housing. City Manager Melder indicated CHA is a large company and has an office in Savannah. This is a business support annual contract for public (civil) works. The contract will be used to support the New Hampstead temporary public safety facility for the police and fire departments, and will support further improvement of the Springfield Canal and some improvements on Louisville Road.

Mayor Pro-Tem Dr. Shabazz moved to approve Item #14, seconded by Alderman Palumbo and Alderwoman Wilder-Bryan. The motion passed, 7-2-0. Alderwoman Gibson-Carter and Alderwoman Miller Blakely voted no.

[15. Authorize the City Manager to Execute Contracts for Investment Grade Energy Audit for City buildings with NORESKO, LLC and Johnson Controls, Inc in an Amount Not to Exceed \\$1,510,000. These audits will analyze energy, water, and material use and operational practices at City facilities and identify improvements that can be made to increase efficiency and generate cost savings. \(Sustainability\)](#)

[Exhibit 1: Purchasing Notes - Investment Grade Energy Audit.pdf](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Items #9, #10, #11, #12, #15, #16, and #18, seconded by Alderwoman Wilder-Bryan. The motion passed unanimously, 9-0-0.

[16. Authorize the City Manager to Execute a Contract Welding, Fabrication, and Machine Shop Services with Coastal Sunbelt Associates, Inc. \(LOCAL\) in an Amount not to Exceed \\$141,600. These services will be utilized by the Stormwater Department and miscellaneous maintenance for various departments throughout the City to perform machine shop repairs, welding, and fabrication services. \(Stormwater Management Division\)](#)

[Exhibit 1: Funding Verification - Welding Fabrication & Machine Shop Services.pdf](#)

[Exhibit 2: Purchasing Notes - Welding Fabrication & Machine Shop Services.pdf](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Items #9, #10, #11, #12, #15, #16, and #18, seconded by Alderwoman Wilder-Bryan. The motion passed unanimously, 9-0-0.

[17. Authorize the City Manager to Execute Contract Modification No. 1 for Late Night Alternative Transportation with Downtowner in an Amount Not to Exceed \\$534,840. These transport services are for workers who park and live outside of the central business district who want safe, reliable transportation to and from their homes. \(Parking & Mobility\)](#)

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

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

Alderwoman Gibson-Carter asked City Manager Melder if an assessment or audit was completed to determine the usage of the Downtowner. City Manager Melder will convey the data to Council Members. The City would like to continue this valuable service to residents. Staff is working with Chatham Area Transit (CAT) on a partnership to provide the service for the City; however, the cost is double for CAT. Alderwoman Gibson-Carter expressed concerns that the Downtowner service extend to neighborhoods such as Cloverdale. She recommended more communication of the service which might be more beneficial. City Manager Melder indicated the new Dotty route has been successful in the Cloverdale area and neighborhoods west of Savannah. This is a partnership with the City and CAT.

Mayor and Council Members discussed all the areas DOT free service is available. Sean Brandon explained the transportation services available to residents. The City's web site, under Mobility and Parking, has detailed for residents. Alderwoman Miller Blakely recommended the DOT service expand to the Southside. Alderwoman Lanier expressed concerns for free transit service.

Alderwoman Miller Blakely moved to approve Item #17, seconded by Alderwoman Gibson-Carter. The motion passed unanimously, 9-0-0.

[18. Authorize the City Manager to Execute Contract Modification No. 1 for Additional Mowers with John Deere c/o Beard Equipment Co. \(formally Greenville Turf & Tractor\) in an Amount Not to Exceed \\$177,972. The additional mowers will consist of three \(3\) John Deere 60" zero turn mowers, one \(1\) 54" zero turn mower, two \(2\) 48" zero turn mowers, two \(2\) 54" zero turn mowers with material collection systems, five \(5\) 7.5' pull behind finishing mowers, and one \(1\) 10.5' pull behind finishing mower. \(Park and Tree Department\)](#)

[Exhibit 1: Funding Verification - Mower Lease Agreement.pdf](#)

[Exhibit 2: Purchasing Notes - Mower Lease Agreement.pdf](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Items #9, #10, #11, #12, #15, #16, and #18, seconded by Alderwoman Wilder-Bryan. The motion passed unanimously, 9-0-0.

SAVANNAH AIRPORT COMMISSION

[19. Approval to Renew the 2023-2024 Annual Maintenance Agreement with Kone, Inc., in the Amount of \\$159,692.](#)

HEARD after Item #6.

Mayor Pro-Tem Dr. Shabazz moved to approve Items #19, #20 and #22, seconded by Alderman Leggett and Alderwoman Miller Blakely. The motion passed unanimously, 9-0-0.

[20. Approval of an Agreement with CHA Consulting, Inc., for Design and Construction Administration Services for the Construct Auxiliary Parking Lots Project, in the Amount of \\$118,840.](#)

HEARD after Item #6.

Mayor Pro-Tem Dr. Shabazz moved to approve Items #19, #20 and #22, seconded by Alderman Leggett and Alderwoman Miller Blakely. The motion passed unanimously, 9-0-0.

[21. Approval of Task Work Order No. 24 with AECOM for an Access Control System Assessment, in the Amount of \\$52,538.](#)

Alderman Palumbo moved to approve Item #21, seconded by Alderman Leggett and Alderwoman Wilder-Bryan. The motion passed, 8-0-1. Mayor Pro-Tem Dr. Shabazz abstained/recused herself, due to business reasons.

[22. Approval to Procure One Transit Commercial ADA, Full Size Wheelchair Van, in the Amount of \\$87,018.](#)

HEARD after Item #6.

Mayor Pro-Tem Dr. Shabazz moved to approve Items #19, #20 and #22, seconded by Alderman Leggett and Alderwoman Miller Blakely. The motion passed unanimously, 9-0-0.

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

[23. Authorize the City Manager to Transfer a Vacant Lot at 0 Crescent Drive \(PIN 20039 02087\) in Savannah Gardens to the Chatham County/City of Savannah Land Bank Authority \(LBA\) to Facilitate its Transfer to CHSA Development, Inc. for the Construction of Two 3-Bedroom Dwellings for Families Experiencing Homelessness Utilizing CDBG-CV Funding Previously Approved by City Council.](#)

[Exhibit 1: Resolution to Transfer Title of 0 Crescent Drive \(20039 02087\)](#)

Alderwoman Wilder-Bryan moved to approve Item #23, seconded by Mayor Pro-Tem Dr. Shabazz and Alderman Palumbo. The motion passed unanimously, 9-0-0.

[24. Authorize Community Housing Services Agency, Inc. \(CHSA\) to Make a \\$1,260,000 Loan from the Savannah Affordable Housing Fund in Support of a 2023 LIHTC Application to Develop 42 Affordable Housing Apartments on Vacant Land at 1700 Drayton Street and 104 E. 34th Street.](#)

[Exhibit 1: Favorable Financing Resolution of Support 1700 Drayton 2023](#)

Alderwoman Miller Blakely asked City Manager Melder why give the loan and she requested a list of all Community Housing Services Agency (CHSA) loans given. City Manager Melder explained the loan is given so the developer can receive tax credits to build affordable housing. He will provide to Council the list of loans given by CHSA. Alderwoman Miller Blakely asked what is the criteria for a developer to apply for a CHSA loan to construct affordable housing. City Manager Melder indicated developers can go to CHSA to apply for loans; CHSA works with developers in structuring financing for various sizes of projects.

Mayor Johnson stated the City has made a commitment to establishing affordable housing and any developer interested in the CHSA loan program can contact CHSA Executive Director Anita Smith-Dixon and Senior Director, Housing & Neighborhood Services Martin Fretty or web page <https://www.savannahga.gov/housing> and <https://www.savannahga.gov/housingsavannah>. At the request of Mayor Johnson, Ms. Smith-Dixon and Mr. Fretty stood for identity purposes.

Alderman Palumbo stated, the City is making a promise delivered by selling 1700 Drayton Street with stipulations that only affordable housing can be built on the property. Affordable housing is a complicated, strenuous process. The City needs all types of housing, luxury, affordable, market and everything in between.

Alderwoman Wilder-Bryan stated the CHSA team has delivered on affordable housing and has received over \$1.3 million to date in support of their efforts. This is a commitment by the City in partnership with CHSA to establish affordable housing in the City of Savannah.

Alderwoman Gibson-Carter asked City Manager Melder what happens if the developer does not get the tax credit and who is the developer. Pinyan/Procida Development Group LLC's is the company. The loan is contingent upon the tax credit award. Alderwoman Gibson-Carter stated in the past, tax credit projects mature and the property reverts back to market rates. Has the City provided any assurances/protection this project will remain affordable housing. City Manager Melder stated, there is a thirty year tax credit covenant. City Attorney Lovett explained, when the City sold the property, it was deed restricted, in the warranty deed there are stipulations the property can only be used for certain purposes forever.

Alderwoman Wilder-Bryan moved to approve Item #24, seconded by Alderman Palumbo. The motion passed unanimously, 9-0-0.

[25. Authorize Community Housing Services Agency, Inc. \(CHSA\) to Make a \\$1,920,000 Loan from the Savannah Affordable Housing Fund in Support of a 2023 LIHTC Application to Develop up to 64 Affordable Housing Apartments for Senior Citizens on About 3.8 Acres of Land on the Former Fairgrounds Property Located at 4801 Meding Street.](#)

[Exhibit 1: Favorable Financing Resolution of Support 4801 Meding Street 2023](#)

Alderwoman Miller Blakely expressed concerns that Craig Gordon was not listed in any of the documentation as he was the person who originally brought the Fairgrounds project to her attention. Mr. Gordon previously asked City Manager Melder if the property could be parceled out and sold separately, and he was told no. Alderwoman Miller Blakely asked if that has changed (she read the email letter of June 2, 2022 from Mr. Gordon). City Manager Melder indicated, the information is incorrect and misinformed. The RFP for the Fairgrounds project included the entire acreage of the Fairgrounds property. The proposal recommended by the City Manager was submitted by P3 Joint Venture Group Partners. P3 Joint Venture Group Partners are responsible for the development of the entire Fairgrounds acreage. Mr. Gordon asked City Manager Melder if he could parcel out a portion of the acreage and sell it to him. Since the RFP was for the entire Fairgrounds acreage, and authority from City Council was not given to parcel out any portions of the Fairgrounds acreage for individual sale, City Manager Melder could not sell any portion of the property to Mr. Gordon. Per the purchase and sales agreement, all aspects for the development of the Fairgrounds property will be under P3 Joint Venture Group Partners; so Mr. Gordon might be able to work directly with the group for a specific project/parcel.

Alderwoman Miller Blakely asked City Manager Melder if Item #25 would be postponed for two weeks. City Manager Melder stated he spoke to the Fifth District Coalition representative and received a letter this week addressed to Council requesting the item to be postponed. It will be the will of Council to postpone Item #25.

Alderwoman Miller Blakely stated she would like to see equity as it relates to DBE participation throughout the entire Fairgrounds development. She has received information from DBE's, they have not received any updates on the project.

Mayor Johnson indicated they have not received updates because for eighteen months the City Attorney and City Manager were charged with delivering a purchase and sales agreement for Council consideration. Mayor Johnson stated, he is only considering discussion and/or action on Item #25.

Alderwoman Miller Blakely asked for more clarification on the CHSA loan of \$1.9 million for the affordable housing project. City Manager Melder detailed the entire process of the RFP, three presentations, awarding the RFP, selling the Fairgrounds to the P3 Joint Venture Group Partners, and the request to develop up to 64 affordable housing apartments for senior citizens. Alderwoman Miller Blakely asked City Manager Melder to give the definitions of income based housing and affordable housing. City Manager Melder gave the definitions.

a. Mayor Pro-Tem Dr. Shabazz moved to approve Item #25, seconded by Alderwoman Wilder-Bryan and Alderman Palumbo. The motion passed, 6-3-0. Alderwoman Gibson-Carter, Alderwoman Miller Blakely, and Alderwoman Lanier voted no.

b. Alderwoman Gibson-Carter offered a substitute motion to delay/postpone/continue Item #25 for two weeks, seconded by Alderwoman Miller Blakely. The motion failed, 3-6-0. Mayor Johnson, Mayor Pro-Tem Dr. Shabazz, Alderman Leggett, Alderwoman Wilder-Bryan, Alderman Palumbo, and Alderman Purtee voted no.

Alderwoman Gibson-Carter stated the Fifth District Coalition was not informed of the agenda item and did not have an opportunity for input. She asked who will receive the \$1.9 million loan from CHSA. City Manager Melder answered, for the low income tax credit project, the loan will go to The W. H. Gross Construction Company.

Alderwoman Gibson-Carter expressed concern for the individuals who are involved in the project. She discussed a trip to Atlanta with Mayor Pro-Tem Dr. Shabazz who introduced her to individuals now involved in the project. She stated there may have been nefarious actions and Alderwoman Gibson-Carter does not want to be a party to disadvantaging a qualified responder from doing business with the City. Alderwoman Gibson-Carter stated she wants to be transparent, and she asked the Clerk of Council to include her comments for the record.

Mayor Johnson indicated Alderwoman Gibson-Carter should have filed an ethics complaint at the time of the incident.

Mayor Pro-Tem Dr. Shabazz stated she has served on Council for over eleven years. When the current Alderwomen were elected in 2019, she was elated and offered to assist them, and share her experience as an Alderwoman. She asked Alderwoman Gibson-Carter, Alderwoman Miller Blakely, and Alderwoman Lanier to accompany her on a trip to Atlanta in 2019, to introduce them to individuals who shared information on being Alderwomen. Mayor Pro-Tem Dr. Shabazz was reaching out showing love to the Alderwomen, prior to them taking office in January 2020.

During the workshop and the meeting, Mayor Pro-Tem Dr. Shabazz stated City Manager Melder has addressed the April 12th letter sent to Council and staff from the District Five Coalition by answering both questions; why is a loan being requested, and why the urgency of voting today.

Speaker Card(s) received:

- . Queen E. Reeves - OPPOSED
- . Valeria Reynolds Darby - OPPOSED

AGREEMENTS

[26. Approval of Modification No. 1 to the PY2022 Workforce Innovation and Opportunity Act \(WIOA\) Ross IES Youth Services Sub-awards \(Bryan, Liberty, Long and Chatham\) in the Amount of \\$43,456.51.](#)

[Exhibit 1: Ross IES Modification.pdf](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Item #26, seconded by Alderwoman Wilder-Bryan and Alderman Purtee. The motion passed unanimously, 9-0-0.

[27. Authorize the City Manager to Accept a Rapid Response Grant Award in the Amount of \\$95,000. The award will be used to implement general Dislocated Worker workforce/training activities. The City serves as the fiduciary agent for the ten-county region.](#)

[Exhibit 1: FY23 Rapid Response Statement of Award.pdf](#)

Alderwoman Wilder-Bryan moved to approve Item #27, seconded by Mayor Pro-Tem Dr. Shabazz and Alderman Palumbo. The motion passed unanimously, 9-0-0.

CITY ATTORNEY ITEMS

[28. Settlement #1](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Items #28 and #29, to authorized the City Attorney's Office to resolve the (worker's compensation) claim of Lawrence Chaplin for \$75,000.00, seconded by Alderwoman Wilder-Bryan. The motion passed unanimously, 9-0-0.

[29. Settlement #2](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Items #28 and #29, to authorized the City Attorney's Office to resolve the (worker's compensation) claim of Alfred Butler for \$40,000.00, seconded by

Alderwoman Wilder-Bryan. The motion passed unanimously, 9-0-0.

MISCELLANEOUS

[30. Approval of a Major Subdivision - Teal Lake Phase 2 Situated in Aldermanic District 5 at the Ends of Teal Lake Drive and Tar Creek Drive. The subject property is the second phase of an established subdivision. The proposed phase totals 10.86 acres and consist of 43 lots.](#)

[Exhibit 1: Teal Lake Phase 2 - Plat Major Subdivision](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Item #30, seconded by Alderman Leggett, Alderwoman Wilder-Bryan and Alderman Palumbo. The motion passed unanimously, 9-0-0.

[31. Authorize Supplemental Budget Appropriations to Fiscal Year 2023 Operating and Capital Improvement Program.](#)

[Exhibit 1: FY23 Quarter 1 Operations & CIP Budget Appropriations Attachment.pdf](#)

Alderwoman Wilder-Bryan moved to approve Item #31, seconded by Mayor Pro-Tem Dr. Shabazz and Alderman Palumbo. The motion passed, 8-1-0. Alderwoman Gibson-Carter voted no.

[32. Added Item \(Agreements\): Approval of a Purchasing and Sale Agreement for the Fairgrounds.](#)

[Exhibit 1: Purchase and Sale Agreement - Fairgrounds Project Final with exhibits.pdf](#)

[Exhibit 2: Site Plan Exhibit A.pdf](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Item #32, seconded by Alderwoman Wilder-Bryan and Alderman Purtee. The motion passed, 6-3-0. Alderwoman Gibson-Carter, Alderwoman Miller Blakely and Alderwoman Lanier voted no.

Speaker Card(s) received:

- Queen E. Reeves - OPPOSED
- Valeria Reynolds Darby - OPPOSED

ANNOUNCEMENTS:

Alderwoman Wilder-Bryan announced student, Jamyia Taylor, Granddaughter of Martha Rogers, is a Multi Media Journal major doing a story on City Council today. She congratulated the President of Savannah State who had their honors awards today. Next Friday, April 21st, the City will celebrate Earth Day at Daffin Park from 4:00pm to 8:00pm.

Mayor Johnson congratulated CAT on the award of \$1.2 million to help with local (micro) transportation from DOT, through the efforts of U.S. Senator Raphael Warnock and U.S. Senator Jon Ossoff. This is only phase one with hope of future successful applications. Congratulations to CAT Chairman Deidrick Cody, Executive Director Faye DiMassimo, and Board Member Alderman Detric Leggett.

Mayor Johnson adjourned the Regular Meeting at 4:44 p.m.

A video recording of the Regular Meeting can be found by copying and inserting the link below in your url:

<https://savannahgovtv.viebit.com/player.php?hash=NrEWICtb0LEM>

Mark Massey, Clerk of Council

Date Minutes Approved: _____

Signature: _____