



City of Foley, AL

407 E. Laurel Avenue
Foley, AL 36535

Meeting Minutes - Draft City Council

Tuesday, December 16, 2014

7:00 AM

Council Chambers

Special Called Council Meeting

Call to Order

Council President Wayne Trawick called the meeting to order at 7:08 a.m.

Roll Call

All Council members were present with the exception of Council member Vera Quaites who was out due to illness. Others present: Mayor John Koniar, Mike Thompson, Vickey Southern, Don Staley, Dana Overton, Jeff Rouzie, Rusty Russell, and Sue Steigerwald.

Present: 4 - President Wayne Trawick, Council Member Ralph Hellmich, Council Member Rick Blackwell and Council Member Charles Ebert III

Absent: 1 - Council Member Vera Quaites

Pledge of Allegiance

Ordinances, Resolutions and Other Business as Needed

[14-0921](#)

A RESOLUTION AUTHORIZING A loan from THE CITY OF FOLEY,
ALABAMA

to

The Sports Cooperative District

and

The Entertainment Cooperative District

Attachments: [Approval of Loan Resolution by City Council 12-16-2014.pdf](#)

Councilman Ralph Hellmich made a motion to accept the Resolution as proposed and Councilman Blackwell seconded the motion. Councilman Blackwell asked for clarification on the two amounts.

City Administrator Mike Thompson reported the goal is to build the event center and ball fields adjacent to the Blue Collar facilities. In order to accomplish this there is approximately 80 acres the Districts would need to purchase and they would be used for the parking area around the event center, parking for the ball fields and the 16 fields as well. The City is prepared to move forward with selling bonds at this time as the Master Agreement will be signed today. The Master Agreement gives the City some authority associated with the hotel pad should Blue Collar fail to meet timelines to bring the hotels to fruition. The \$527,000 will be used to purchase the property for the parking areas around the event center. The event center pad is being donated to the City from Blue Collar. The \$2,070,000 will be used to purchase the property for the parking areas and field (16 fields, Championship Field, etc.) properties. The combination of the two is \$2,597,000. The resolution authorizes the Council to allow the loaning of funds to the Cooperative Districts to purchase the properties needed from Blue Collar for the two components. There is a previous resolution that was adopted that allows the City to repay the General Fund once the bonds are sold. The goal is to bring the offer of loaning the money to the Cooperative Districts and if they choose to buy the land then the City would move forward with the land purchase and selling of the bonds. This would take place within approximately five weeks. Once the bonds are sold the General Fund would be reimbursed.

Councilman Hellmich pointed out the City has donated property that in aggregate of this would actually lower the per acre cost because all of the land under the road (road right of way) equals to approximately 13 acres, which encompasses Pride Drive, the footprint of the event center and the footprint of the lake. Mr. Thompson reported the City will lease the lake back to Blue Collar, who will maintain it. The lake bed consists of 20 acres. Councilman Hellmich wanted to make sure the public understood that there has been property donated to the City.

Mayor Koniar wanted clarification that the City would be paying more on the nine acres than originally thought. Mr. Thompson reported the City is paying \$30,000 per acre and the City will be billed some additional money for improvements made to those nine acres, which is part of the process of developing the fields. Mayor Koniar reported the price was \$60,000 per acre and it appraised at \$80,000 per acre. Mr. Thompson reported between the purchase price of the land and the improvements made to those nine acres the City will be paying \$60,000 per acre. The property fronts Juniper Street.

Hearing no further discussion President Trawick asked for a vote. The vote

passed unanimously.

Enactment No: 14-0543-RES

[14-0922](#)

A RESOLUTION APPROVING CERTAIN TRANSACTIONS BY THE CITY OF FOLEY, ALABAMA, AND THE PUBLIC CULTURAL AND ENTERTAINMENT FACILITIES BOARD OF THE CITY OF FOLEY, ALABAMA

Attachments: [Foley Cultural 2014. Minutes of City Re Resolution 12-16-14 \(03101817\) Bonds From Heyward Hosch.pdf](#)

Mr. Thompson reported the next two items are from City Attorney Heyward Hosch for the purpose of moving forward on the purchase of the bonds. He is wanting the City to move forward with the two bonds for a total of \$17.5 million in bonds for the event center and \$13 million for the sports fields. File ID 14-0922 would approve certain transactions by the City of Foley, Alabama and the Public Cultural and Entertainment Facilities Board of the City of Foley, Alabama. This resolution allows the City to move forward with the bond but will likely run \$16-\$17 million. We have allowed additional for flexibility.

The second File ID 14-0924 approves certain transactions by the City of Foley, Alabama, and the Public Athletic and Sports Facilities Board. It will allow the City to move forward on bonding activity for the sports fields. We believe they will run around \$11 million but have some padding at \$13 million.

Councilman Blackwell asked if these bonds were taxable or nontaxable. Mr. Thompson reported the fields will be tax exempt bonds and the event center will be taxable bond because they plan to use a New Market Tax Credit deal on the event center.

Enactment No: 14-0544-RES

[14-0924](#)

A RESOLUTION APPROVING CERTAIN TRANSACTIONS BY THE CITY OF FOLEY, ALABAMA, AND THE PUBLIC ATHLETIC AND SPORTS FACILITIES BOARD OF THE CITY OF FOLEY, ALABAMA

Attachments: [12-16-2014 Foley Sports 2014. Minutes of City Re Resolution 12-16-14 \(03100573\) Bonds from Heyward Hosch.pdf](#)

This Resolution was adopted by a unanimous vote upon motion by Councilman Blackwell and seconded by Councilman Hellmich.

Enactment No: 14-0545-RES

Mayor's Comments

There were no comments to report.

Visitors Comments

There were no visitors comments to report.

Adjourn

Hearing no further comments the meeting adjourned at 7:25 a.m. upon motion by Councilman Hellmich and seconded by Councilman Blackwell.