



Executive Committee

Ronald H. Francis
Terry G. Lee
Mark Gibbs
Diane Lidz
Floyd Northcutt

Wednesday, September 19, 2012

City Hall, 2nd Floor Conference Rm.

Presiding: Ron Francis

Present: Terry Lee, Mark Gibbs, Diane Lidz

Also Present:

Reggie Taylor, Executive Director

Teresa Sabree, Redevelopment Project Manager

CALL TO ORDER:

Chairman Francis called the meeting to order at 5:33 p.m.

NEW BUSINESS:

MRC Minutes

Review of June 29, 2012 MRC Annual Business Meeting Minutes

The Committee reviewed the minutes of the June 29, 2012 Regular/Annual Business Meeting.

Review of MRC Financials

June July and August Financial Statements

Taylor reported that due to a bank error June, July & August financial statements will be revised for presentation at the September 26th Regular Business Meeting.

Component Unit Diagram & Language

Chairman Francis presented the component unit diagram provided by the City of Marietta Finance Department. Based on a review of the MRC of the city's new audit firm it has been determined that the MRC should not be included in City financials as a component unit because the MRC presents no financial burden to the city, The Committee discussed whether or not there is a need for the MRC to have an annual audit and firms that can potentially complete future income tax returns. Taylor reported that he spoke with the MRC's prior year accountant indicated that the MRC is not required to do an annual audit. Discussion followed regarding the process for securing an accountant for future accounting services. Chairman Francis reported that the Bank of North Georgia may require the MRC to complete and annual audit due to loan terms.

MRC Line of Credit interest rate adjustment

Chairman Francis reported on a change in the terms of the MRC's line of credit resulting in an interest rate reduction. The rate reduction has reduced the monthly interest payment. Executive Director Taylor reported that the payment went to \$13,209.34 from \$21,305.49.

Action: A motion was made by Director Gibbs and seconded by Director Lee for the Executive Committee to ratify the actions of the Chairman and Treasurer to lower the interest rate on the line of credit. The motion was approved unanimously.

The item will be placed on the next Regular Business Meeting agenda for approval by the full Board of Directors.

MRC Property

Review of Insurance Proposal for Policy Effective 9/18/2012 to 9/18/2013

The Committee reviewed the general liability insurance proposal. The policy premium has been further reduced from last year due to recent demolition. The proposal included coverage of occupied buildings only and vacant land. Directors discussed the policy effective date and adding additional buildings to the policy.

Action: A motion was made by Director Lee and seconded by Director Gibbs to forward the policy proposal to the full Board for approval.

Rental Unit Status Report

Taylor reported that a tenant moved out at the end of August leaving a balance of \$1400 for past due rent. There is no security deposit on record from the purchase of the property. He reported that due to the condition the tenant left the property, the MRC may want to consider demolishing the single family structure or allowing the Fire Department to use the building for training. Directors inquired about quotes to repair and rent vacant units. The Committee reviewed the occupancy status of properties and discussed determining which vacant properties are rentable at an economically feasible cost. Properties discussed included single family buildings on 58 and 73 West Dixie and as well as vacant duplex units on Hedges Street. The Committee reviewed the number of buildings on the insurance proposal compared to standing buildings.

Following a review of property types and occupancy status the Committee agreed that all property regardless of status and type should be covered under the MRC's liability insurance policy. The committee agreed that the proposal should be revised to include everything owned by the MRC bring the number of single family properties to 5 and duplexes to 7 under the policy.

Review of Contract for Sale of MRC properties

The Committee reviewed a draft contract for the purchase of the four properties adjacent to West Dixie Park. The Committee inquired as to the reuse plan and timeline for sale of the lots. Taylor explained that the park would remain a passive park due funding restraints. Taylor said that following MRC board approval the contract will be forwarded to the City Manager for consideration by Council.

Action: A motion was made by Director Gibbs and seconded by Director Lee to forward the contract to the Board of Directors for approval with the suggested amendments from the Committee. The motion was approved unanimously.

Demolition of 89/91 Hedges Street

Review of Memorandum of Agreement between Cobb County and SHPO

Taylor reported on the progress made towards the CDBG funded demolition of 89/91 Hedges Street. The Memorandum of Agreement between Cobb County and the State Historic Preservation office. He stated

that the MOA is required because the previous MOA for demolition did not designate an area for demolition but rather the specific properties funded for demolition.

Discussion of MRC FY13 Meeting Calendar

Discussion of November 2012 meeting date

Taylor asked the Chairman and Committee to consider rescheduling the November 2012 Regular Business Meeting due to potential holiday conflicts. Discussion followed regarding proxy voting as well as notice of meetings as required by the Open Meetings Law if the MRC is not a component unit of the city. The Committee asked Taylor to consult with the City attorney.

ADJOURN

The meeting adjourned at 6:29 p.m.