

The Board of Directors of the Urban Redevelopment Agency met for their Regular meeting on Wednesday, January 10, 2024, at 9:00 a.m. at Harlem City Hall with Chairman John Neal presiding.

Present: BOARD: Chairman John Neal, Director Renee Dean and Director Hope Hodge; STAFF: City Manager Debra Moore, Community Development Director Robert Fields, City Clerk Leona Holley, and City Attorney Adam Nelson; ABSENT: Director Robert Culpepper; GUEST: Mayor Roxanne Whitaker and Steven Pokrywka.

The meeting was called to order by Chairman Neal at 9:02 a.m.

The Invocation was given by City Attorney Nelson.

The Pledge of Allegiance was led by Chairman Neal.

Approval of the Agenda: Director Hodge made the motion to approve the Agenda as presented; 2nd by Director Dean. The motion carried with Directors Dean, Hodge, and Neal voting in the affirmative.

Approval of the Minutes: Director Dean made the motion to approve the Minutes of the November 8, 2023 meeting; 2nd by Director Hodge. The motion carried with Directors Dean, Hodge, and Neal voting in the affirmative.

PUBLIC COMMENTS:

Mayor Roxanne Whitaker – Mayor Whitaker commented she thought the year ended beautifully with a Christmas Festival and a Christmas Twilight Parade. During the Storybook Walk in December, Mayor Whitaker stated she received positive comments on the Walk as well as business owners commenting they thought business had picked up some during this time. Mayor Whitaker stated there could be a Valentine and Easter Storybook Walk as well. Mayor Whitaker commented she has received five inquiries about the San Saba property; Mayor Whitaker has referred them to the realtor for the property. Mayor Whitaker stated the Harlem Merchants Association (HMA) has a lot of plans for 2024 to hopefully bring more people into the city. Mayor Whitaker explained there have been some changes in personnel at City Hall. Community Development Director David Jenkins retired at the end of December and Robert Fields has taken his position and Public Works Superintendent Octavious Beard will be moving up to Robert Fields' position as Public Works Director. Mayor Whitaker reported with a vacancy on the URA Board she asked Steven Pokrywka to attend today's meeting. Mayor Whitaker will be asking Council to consider Mr. Pokrywka for the URA Board position; this will be placed on the January agenda for Council. Mayor Whitaker introduced Mr. Pokrywka to the URA Board. Mr. Pokrywka gave a brief history of himself to the Board.

REPORTS:

Staff Report:

- **Robert Fields:** Christie's Coffee Shop, 380 W. Milledgeville Road, is moving forward. They are working on the conditions that have to be put in place before they open. Mr. Fields stated David

REPORTS (cont'd):

Staff Report (cont'd):

- **Robert Fields (cont'd):** Jenkins had been speaking with O'Reilly's Auto Parts before he retired. O'Reilly's Auto Parts are working on the process to come to Harlem.
- **Debra Moore:** Ms. Moore reported she has not received an update on the Durst Property from Jordan Trotter Realty

FYE 2023 Financial Reports: Ms. Moore presented the financial report for the year ending 12/31/2023 to the Board for their review.

Director's Report: None at this time.

UNFINISHED BUSINESS:

Back Paddle Brewing – Update: Ms. Moore stated she has not heard back from Kyle McCloud on the Brewery for the New Street property; his 90-day diligence will be up on January 11th. Mr. Fields stated he had spoken with Mr. McCloud recently, and at that time everything was still moving forward. Chairman Neal commented the brewery would benefit the downtown area at night; this could bring more activity to the downtown. City Attorney Nelson commented 30 days might be a little ambitious to have the closing done. He stated if needed there could be a called meeting to extend the deadline date. City Attorney Nelson suggested reaching out to Mr. McCloud for an update and to see if a closing date has been set.

Civic Center Update – Ms. Moore reported for information purposes only, the Civic Center building has a 17 sq. ft. encroached on LeeAnn Meyer's property. City Attorney Nelson has reached out to Attorney Fletcher on getting an easement.

With there being nothing further for discussion, Director Hodge made the motion to adjourn the meeting; 2nd by Director Dean. The motion carried with Directors Dean, Hodge, and Neal voting in the affirmative. The meeting closed at 9:44 a.m.

Respectfully submitted,

Leona H. Holley
City Clerk