

JOINT ECONOMIC DEVELOPMENT AND SPECIAL CALLED COMMITTEE OF THE WHOLE WORK SESSION
TUESDAY, MARCH 1, 2022
IMMEDIATELY FOLLOWING CITY COUNCIL MEETING
BIRMINGHAM CITY HALL, CONFERENCE ROOMS D & E

MINUTES

COUNCILOR HUNTER WILLIAMS, COMMITTEE CHAIR
COUNCILORS J. T. MOORE & DARRELL O'QUINN, COMMITTEE MEMBERS

Councilor(s) Present: Williams, Moore, O'Quinn

1. **Call to Order**

The Meeting was called to order by the Committee Chair, Councilor Williams.

2. **Approval of the Minutes**

Action Taken:

Councilor O'Quinn Motioned to Approve the Minutes.

Councilor Williams Seconded the Motion.

The January 4, 2022 Minutes were Approved as Recorded.

3. **Urban Ministry**

A Project Agreement between the City of Birmingham and **Urban Ministry, Inc.**, under which Redeveloper shall undertake a project at real property located at 1345 Steiner Avenue SW, Birmingham (the "Property"), on which sits a vacant firehouse building, to renovate the property into a construction workshop to hire young adults who live, work, or attend church in the West End community as interns to learn construction skills to renovate abandoned homes, and the City will sale the Property to Redeveloper for an amount of Twenty Thousand and No/100 Dollars (\$20,000.00), provided that Redeveloper is in compliance with the terms and conditions of the Project Agreement.

Submitted by: Janice Douthard

Action Taken:

Councilor Williams Motioned to Amend the Cost to \$10,000.00, Re-advertise 772, and forward the Budget and Finance Committee and full Council for Approval.

Councilor O'Quinn Seconded the Motion.

The Item is Recommended to the Budget and Finance Committee and Full Council for Approval.

4. **Green Meadow Apartments, LLC**

A Contract for Sale and Development of Real Estate between the City of Birmingham and **Green Meadow Apartments, LLC**, under which the City will sell approximately 222 acres of land located in the vicinity of Lakeshore Parkway at 1911 Tiger Walk to Green Meadow Apartments for a purchase price of \$1,500,000, and Green Meadow Apartments will undertake a multi-phased project involving single family, multi-family and senior housing which will include an estimated 900 residents and a commercial town center.

Submitted by: Janice Douthard

Action Taken:

Councilor O'Quinn Motioned to Approve.

Councilor Moore Seconded the Motion.

The Item is Recommended to the City Council Agenda.

5. **TWG Tracks Birmingham, LLC**

A Resolution authorizing Jefferson County to abate the City's non-educational municipal ad valorem taxes in connection with TWG Tracks Birmingham, LLC's redevelopment and reuse of a Brownfield site consisting of approximately 4.75 acres in the City of Birmingham bounded by 24th Street South to the west, 1st Avenue South to the south, the Red Mountain Expressway to the east, and a CSX railroad to the north, and upon which

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TWG Tracks Birmingham, LLC will develop and construct a 5-story multifamily residential building that will deliver approximately 273 apartment units and related amenities including a community room with a full kitchen, fitness centers, bicycle parking, a courtyard with grilling stations, a pool with a cabana, a dog park, a bocce court, and approximately 254 parking spaces, creating approximately 8 jobs. The abatement will be in effect for a period of three years for each parcel of property obtained by TWG Tracks Birmingham, LLC for the project.

Submitted by: Griffin Lassiter

Action Taken:

Councilor O'Quinn Motioned to Approve.

Councilor Moore Seconded the Motion.

The Item is Recommended to the City Council Agenda.

6. Old/New Business

Councilor O'Quinn requested the following updates:

a. **Update on the Disparity Study**

Mr. Wesley will follow up with Councilor O'Quinn with the requested update.

b. **Update on the McArthur School property.**

Per Mr. Wesley, the RFP will be re-released because of the lack of responses.

7. Adjournment

Councilor Moore Motioned to Adjourn.

Councilor Williams Seconded the Motion.

The Meeting was Adjourned.