

JOINT ECONOMIC DEVELOPMENT & TOURISM AND SPECIAL CALLED COMMITTEE OF THE WHOLE MEETING
TUESDAY, MAY 7, 2024
CITY COUNCIL CHAMBERS

MINUTES

COUNCILOR HUNTER WILLIAMS, CHAIR
COUNCILORS CAROL E. CLARKE AND CLINTON P. WOODS, COMMITTEE MEMBERS

Councilor(s) Present: Williams, Clarke

1. **Call to Order**

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

2. **Approval of the Minutes**

Action Taken:

Councilor Clarke Motioned to Approve.

Councilor Williams Seconded the Motion.

The April 16, 2024 Joint Economic Development & Tourism and Special Called Committee of the Whole Meeting Minutes were Approved as Recorded.

3. **The Surge Project**

An Ordinance approving and authorizing the Mayor to execute, for and as the act of the City, a Redevelopment Agreement between the City of Birmingham and The Surge Project, Inc. (Redeveloper), under which the Redeveloper will purchase property formerly known as "Eureka School" located at 816- 18th Way Southwest, Birmingham, AL 35211 for redevelopment to serve as its primary headquarters. It is the mission of the Redeveloper to transform the lives of justice system-impacted young adults through holistic support and mental healthcare. The City has agreed to make the property available to the Redeveloper at a use value of Twenty-Five Thousand and No/100 Dollars (\$25,000.00).

Submitted by: Cornell Wesley, IEO

Action Taken:

Councilor Clarke Motioned to Approve.

Councilor Williams Seconded the Motion.

Item Recommended to the City Council Consent Agenda.

4. **Jim Burke Automotive**

Consent by the City to an Assignment of Incentive Agreement under which Jim Burke Automotive, Inc. will assign an Incentive Agreement between the City and Jim Burke Automotive, Inc. dated October 1, 2009, to Hallmark Auto Group, LLC, and Hallmark 1, LLC d/b/a/ Hallmark Hyundai. Pursuant to the Incentive Agreement, the City agreed to provide a sales tax incentive to Jim Burke Automotive as part of the City of Birmingham New Automotive Sales Stimulus Program" for a term of 30 years.

Submitted by: Irenio Johnson, IEO

Action Taken:

Councilor Clarke Motioned to Approve.

Councilor Williams Seconded the Motion.

Item Recommended to the City Council Consent Agenda.

5. **Altec/Styslinger Genomic Medicine and Data Sciences Building**

A Resolution authorizing the Mayor to execute and deliver a Program Funding Agreement between the City of Birmingham (the "City") and **THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ALABAMA FOR THE UNIVERSITY OF ALABAMA AT BIRMINGHAM** ("UAB"), under which UAB will construct and operate the Altec/Styslinger Genomic Medicine and Data Sciences Building which will accelerate research in genomic medicine computational biology and support facilities located at UAB's hub of basic and translational research enterprise and enable UAB to accommodate an estimated 80 new and existing researchers who will generate approximately \$40M in new awarded funding and employ an estimated 650 additional support staff as they advance medical science.

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The City will pay UAB pursuant to Amendment No. 772, an amount not to exceed \$500,000 in support of the Program.

Submitted by: Coreata Houser, IEO

Action Taken:

Councilor Clarke Motioned to Approve.

Councilor Williams Abstained.

Item Forwarded to the City Council Agenda.

6. Coca-Cola

1. A Development Agreement with Coca-Cola Bottling Company United-Central, LLC, under which Coca Cola will redevelop the former Stockham Valve Property located at 1101 40th Street North for use as a corporate campus which is expected to include a new corporate headquarters, a state-of-the-art sales, distribution and warehousing center, region, division and local offices, and a customer call center, and the City will provide certain incentives to include construction of an access road to the site, funding for water infrastructure improvements, and tax abatements described below. The City has been awarded Alabama Transportation Rehabilitation and Improvement Program-II ("ATRIP II Grant") funds in the amount of \$1,999,544 (plus local match of \$104,600) and Industrial Access Road and Bridge Grant funds in the amount of \$2,100,000 for the access road work.

2. An Abatement Agreement to provide for the abatement of construction related sales and use taxes and property taxes.

Submitted by: Cornell Wesley, IEO

Action Taken:

Councilor Clarke Motioned to Approve.

Councilor Williams Seconded the Motion.

Item Recommended to the City Council Consent Agenda.

7. Armour House

A Project Agreement between the City of Birmingham and **Armour House, LLC (Developer)**, in substantially the form attached, under which **Armour House, LLC** will undertake a project to redevelop, rehabilitate, equip, operate and convert the Armour & Co. Building located at 2309 First Avenue North, Birmingham, into a Fine-Dining Restaurant and Speakeasy destination in the City of Birmingham known as "Armour House," and the City will provide the Developer a revenue sharing incentive based on a percentage of actual sales tax revenue following each year during the payment term of the Agreement of 5 years, in an amount up to, but not to exceed Four Hundred Fifty Thousand and No/100 Dollars (\$450,000.00), provided that Developer is in compliance with the terms and conditions of the Agreement.

Submitted by: Cornell Wesley, IEO

Action Taken:

Councilor Clarke Motioned to Approve.

Councilor Williams Seconded the Motion.

Item Recommended to the City Council Consent Agenda.

8. Omega Bridge Builders Foundation

A Redevelopment Agreement between the City of Birmingham and Omega Bridge Builders Foundation, under which Omega Bridge Builders Foundation will undertake a project to refurbish and transform the former Ensley Precinct located at 624 19th Street Ensley, Birmingham, AL 35218, including interior and exterior reconstruction, for the development of a multi-purpose outreach center, which will serve as a major resource to the Ensley community by eliminating blight, provide youth and community training programs and conduct other revenue generating programs as they become available. The City has agreed to make the property available to Omega Bridge Builders Foundation at a use value of Thirty Thousand and No/100 Dollars (\$30,000.00) in support of the project.

Submitted by: Cornell Wesley, IEO

Action Taken:

Councilor Williams Motioned to Approve.

Councilor Clarke Seconded the Motion.

Item Recommended to the City Council Agenda.

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9. **Industrial Development Board Appointment Interview– Meredith Calhoun**

Submitted by: Cornell Wesley, IEO

Action Taken:

Councilor Williams Motioned to Approve.

Councilor Clarke Seconded the Motion.

Item Recommended to the City Council Consent Agenda.

10. **New Business**

A Redevelopment Agreement with Birmingham-Jefferson Civic Center Authority under which the City, once it obtains title to Parking Deck No. 3 on the former Carraway Hospital site from Northside Redevelopment, LLC, will convey title to the Deck to BJCC \$1.00, and BJCC will redevelop and renovate the Deck to provide parking for the new amphitheater and The Star development.

Action Taken:

Councilor Clarke Motioned to Approve.

Councilor Williams Abstained.

Item Forwarded to the City Council Agenda.

11. **Adjournment**

Councilor Williams Motioned to Adjourn.

Councilor Clarke Seconded the Motion.

Meeting Adjourned.