

**SPECIAL CALLED MEETING  
OF THE BOARD OF COMMISSIONERS  
CITY OF DOUGLAS, GEORGIA  
MARCH 19, 2024  
(amended April 8, 2024)**

**A Special Called Meeting of the Board of Commissioners was held on Tuesday at 9:13 a.m. in the City Hall Council Chambers, with Mayor Tony L. Paulk presiding until items were presented. Mayor Pro Tem Mike Gowen presided over the presented items. Commissioners Steve Bailey, Cindy McNeill, and Kentaiwon Durham were present. Commissioners Tony Paulk II and Edwin Taylor were absent.**

**CALLED TO ORDER**

The Special Called Meeting of the Board of Commission was called to order by Mayor Tony L. Paulk.

**INVOCATION**

Charles Davis, City Manager, provided the invocation.

**PLEDGE OF ALLEGIANCE**

Mayor Tony Paulk led the Pledge of Allegiance.

**APPROVAL OF THE ORDER OF THE AGENDA**

The Commission approved the order of the agenda as printed. Commissioner Kentaiwon Durham made a **MOTION** to accept the order of the agenda seconded by Commissioner Cindy McNeill. The motion **carried (4-0)**.

*Mayor Tony L. Paulk removed himself from the meeting due to a conflict of interest concerning the agenda items. Before Mayor Paulk excluded himself from the meeting he disclosed that he and Commissioner Tony Paulk, II's cousin and Commissioner Edwin Taylor's brother and sister-in-law resides in the target area. Mayor Pro Tem Mike Gowen Presided over the following four items.*

**DISCUSSED AND APPROVED THE CONFLICT OF INTEREST FOR 2024  
REVITALIZATION AREA STRATEGY (RAS)**

Georgia Henderson, Community Development Director, appeared before the Commission to discuss any conflicts of interest in the pending 2024 Revitalization Area Strategy (RAS) Designation. The Revitalization Area Strategy designation incentivizes communities that implement comprehensive redevelopment activities for targeted areas in their city or county. A local government with an RAS designation may receive up to 20 bonus points on its annual CDBG application and the ability to apply annually for CDBG funds for three years, provided all criteria are met. Areas chosen for this program must be in census block group(s) with 20% or greater poverty where an Urban Redevelopment Plan has been adopted. The Conflict-of-Interest provision in the "Common Rule" (24 CFR 85.36 and 24 CFR 84.42) is applicable when a local

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**DISCUSSED AND APPROVED THE CONFLICT OF INTEREST FOR 2024  
REVITALIZATION AREA STRATEGY (RAS) - CONTINUED**

government CDBG Recipient contracts for the procurement of goods and services AS WELL AS to all CDBG grants and activities. The following information discloses the conflicts of interest, which were stated during the February 26, 2024 Work Session:

- During a work session meeting on Monday, February 26, 2024, Mayor Tony L. Paulk disclosed a conflict of interest at **1225 Mark Hanna Street**. Mayor Tony Paulk is the third (3<sup>rd</sup>) cousin to the resident Ronnie Curtis, the resident at this address.
- During a work session meeting on Monday, February 26, 2024, Mayor Tony L. Paulk, Commissioner Edwin Taylor, and Commissioner Tony Paulk II disclosed a conflict of interest at **1003 Brooks Avenue**, the primary residence of their aunt, Susie Taylor.
- During a work session meeting on Monday, February 26, 2024, Commissioner Edwin Taylor disclosed a conflict of interest at **1005 Brooks Avenue**, a rental property that Commissioner Taylor and his family owned.
- During a work session meeting on Monday, February 26, 2024, Mayor Tony L. Paulk disclosed a conflict of interest at **608 Lonnie Street and 610 Lonnie Street**. He and his wife, Chevelle, own these two properties and are building a home at each address.
- During a work session meeting on Monday, February 26, 2024, Commissioner Edwin Taylor disclosed a conflict of interest at an unknown address of the property on **Kimbrough Street**, which is undeveloped land owned by his brother, Dexter Taylor.
- During a work session meeting on Monday, February 26, 2024, Commissioner Edwin Taylor disclosed a conflict of interest at **706 Kimbrough Street**, the primary residence of his Dexter Taylor and sister-in-law Renee Taylor.
- During a work session meeting on Monday, February 26, 2024, Commissioner Edwin Taylor disclosed a conflict of interest at **1504 Leader Street**, the primary residence of his brother, Connie Taylor.
- During a work session meeting on Monday, February 26, 2024, Commissioner Edwin Taylor disclosed a conflict of interest at **1506 Leader Street**, the primary residence of his sister, Mary Gail Taylor.

After each of the present commissioners stated they have no conflict of interest, the Commission voted in acknowledgment of the previously disclosed Conflicts of Interest, during the Work Session on February 26, 2024, with the proposed 2024 Revitalization Area Strategy (RAS) Designation. Commissioner Kentaiwon Durham made a **MOTION** to accept the order of the agenda seconded by Commissioner Cindy McNeill. The motion **carried (4-0)**. Mayor Pro Tem Mike Gowen and Commissioner Bailey favored the motion.

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**DISCUSSED AND APPROVED THE SUBMITTAL RESOLUTION FOR 2024  
REVITALIZATION AREA STRATEGY (RAS) DESIGNATION APPLICATION**

Georgia Henderson, Community Development Director, appeared before the Commission to approve and allow Mayor Tony L. Paulk to execute a submittal resolution for the 2024 Revitalization Area Strategy (RAS).

The Commission approved the submittal Resolution for the 2024 Revitalization Area Strategy (RAS) Designation Application. Commissioner Kentaiwon Durham made a **MOTION** to accept the order of the agenda seconded by Commissioner Cindy McNeill. The motion **carried (4-0)**. Mayor Pro Tem Mike Gowen and Commissioner Bailey favored the motion.

**DISCUSSED AND APPROVED THE CONFLICT OF INTEREST FOR THE 2024  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FOR HOUSING  
REVITALIZATION**

Georgia Henderson, Community Development Director, appeared before the Commission to discuss and approve any conflicts of interest in the pending FY 2024 Community Development Block Grant (CDBG) for Housing Revitalization.

Mrs. Henderson stated that the local governments submitting 2024 Community Development Block Grant (CDBG) applications must comply with Federal “Conflict of Interest” regulations. Any person who is an employee, agent, consultant, officer, or elected official or appointed official of the state, of a unit of general local government, or of any designated public agencies or sub-recipients who are applying for CDBG funding must pay strict attention to the following information: If an employee, agent, consultant, officer, or elected official or appointed official of the state, or a unit of general local government, or any designated public agencies, or sub-recipients could be affected (in any way) by CDBG funding, a FULL DISCLOSURE must be submitted to the Georgia Department of Community Affairs (DCA) as part of the 2024 CDBG application. Additionally, the person(s) affected must not participate in project discussion, planning, or voting. The 2024 Community Development Block Grant (CDBG) application is to seek funding for the cities' housing rehabilitation efforts. The Conflict-of-Interest provision in the “Common Rule” (24 CFR 85.36 and 24 CFR 84.42) is applicable when a local government CDBG Recipient contracts for the procurement of goods and services AS WELL AS to all CDBG grants and activities. Mrs. Henderson presented the documents that summarize these regulations. The following information discloses the conflicts of interest, which were stated during the February 26, 2024 Work Session:

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**DISCUSSED AND APPROVED THE CONFLICT OF INTEREST FOR THE 2024  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FOR HOUSING  
REVITALIZATION - CONTINUED**

- During a work session meeting on Monday, February 26, 2024, Mayor Tony L. Paulk disclosed a conflict of interest at **1225 Mark Hanna Street**. Mayor Tony Paulk is the third (3<sup>rd</sup>) cousin to Ronnie Curtis, the resident at this address.
- During a work session meeting on Monday, February 26, 2024, Commissioner Edwin Taylor disclosed a conflict of interest at an unknown address of the property on **Kimbrough Street**, which is undeveloped land owned by his brother, Dexter Taylor.
- During a work session meeting on Monday, February 26, 2024, Commissioner Edwin Taylor disclosed a conflict of interest at **706 Kimbrough Street**, the primary residence of his Dexter Taylor and sister-in-law Renee Taylor.

After each of the present commissioners stated they have no conflict of interest, the Commission voted in acknowledgment of the previously disclosed Conflicts of Interest, during the Work Session on February 26, 2024, with the 2024 Community Development Block Grant (CDBG) for Housing Revitalization. Commissioner Kentaiwon Durham made a **MOTION** to accept the order of the agenda seconded by Commissioner Steve Bailey. The motion **carried (4-0)**. Mayor Pro Tem Mike Gowen and Commissioner Bailey favored the motion.

**DISCUSSED AND APPROVED THE SUBMITTAL RESOLUTION FOR THE 2024  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION**

Georgia Henderson, Community Development Director, appeared before the Commission to discuss and approve a submittal resolution authorizing the 2024 Community Development Block Grant (CDBG) submission to the Georgia Department of Community Affairs.

Mrs. Henderson stated that the Southern Georgia Regional Commission is in the process of preparing the 2024 Community Development Block Grant (CDBG) application. The City of Douglas requires no matching funds. The 2024 CDBG application seeks funds for housing rehabilitation and reconstruction in the proposed project area, Pine Street, Mark Hannah Street, McDonald Road, McClean Street, and Leader Street, roughly bound.

**FUNDING:** No Matching Funds are required by the City of Douglas. Resident applicant pays 3-8% of their annual income as a match depending on where they land on the HUD Income limits determined by the County by Median Family Income estimates; 30% and below pay 3%, 30%-50% pays 5%, and 50%-80% pays 8%.

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**DISCUSSED AND APPROVED THE SUBMITTAL RESOLUTION FOR THE 2024  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION -  
CONTINUED**

The Commission approved the Submittal Resolution for the 2024 Community Development Block Grant (CDBG). Commissioner Kentaiwon Durham made a **MOTION** to accept the order of the agenda seconded by Commissioner Cindy McNeill. The motion **carried (4-0)**. Mayor Pro Tem Mike Gowen and Commissioner Bailey favored the motion.

*Mayor Tony L. Paulk returned to preside over the remainder of the meeting.*


**ADJOURN**

With no further business to discuss in the Special Called Meeting, a Motion was made to adjourn by Commissioner Cindy McNeill and seconded by Commissioner Kentaiwon Durham at 9:21 a.m.



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**Tony L. Paulk, Mayor**



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**Wynetta J. Bolder, City Clerk**

