

MINUTES
WORKSESSION OF THE BOARD OF COMMISSIONERS
CITY OF DOUGLAS, GEORGIA
APRIL 14, 2025

The Board of Commissioners held a work session on Monday, April 14, 2025, at 6:00 PM in the City Hall Council Chambers. Mayor Tony L. Paulk presided over the meeting with Mayor Pro Tem Cindy McNeill, Commissioners Edwin Taylor, Steve Bailey, Mike Gowen, Tony Paulk II, and Brenda Moore in attendance.

REVIEWED MARCH 24, 2025, MEETING MINUTES

Charles Davis, City Manager, presented the first item, reviewing the meeting minutes of the Board of Commissioners on March 24, 2025. Mayor Tony L. Paulk, I asked the Commissioners to propose any changes to ensure accurate historical record-keeping.

The Commission agreed to move this item forward on the **Consent Agenda**.

DISCUSSED THE FY25 FOUR 300-E PAD MOUNT TRANSFORMER BID

Anthony Folsom, Purchasing Agent, appeared before the Commission to purchase four (4) 300-E Pad Mount Transformers that the City of Douglas Electric Dept will use.

Mr. Folsom reported that this bid was advertised on February 20 and 27, 2025, in The Douglas Enterprise and was publicly opened on March 24, 2025, at 2:30 p.m. at City Hall. In addition to being advertised on the Georgia Procurement Registry (GPR), bids were sent to nine (9) vendors, and twenty-four (24) responded. These new transformers will be used by the City of Douglas Electric Dept. to replace old or damaged transformers as needed. Purchasing Agent Anthony Folsom and Electric Line Distribution Supervisor Charlie Purcell have reviewed the bids and agreed to accept the low bid submitted by Gresco in Forsyth, GA. The award was based on delivery time. The total is \$74,060.00.

The Commission agreed to move this item forward on the **Consent Agenda**.

DISCUSSED THE APPROVAL OF THE AWARD OF LOW-INCOME HOUSING TAX CREDIT (LIHTC) SUPPORT LETTER

Georgia Henderson, the Assistant City Manager, appeared before the Commission to seek approval to award Lowcountry Housing Communities, LLC the low-income housing tax credit (LIHTC) support letter.

Mrs. Henderson stated that on March 31, 2025, the City of Douglas received three proposals for Low-Income Housing Tax Credit (LIHTC) developments from two developers: McDonald Crossing and Gordon Crossing, submitted by Lowcountry Housing Communities, LLC, and Maple Ridge, submitted by Lockwood Development Southeast.

Mrs. Henderson also stated that on April 2, 2025, three GICH Douglas Housing Team members reviewed and scored all proposals. The two highest-scoring proposals are McDonald Crossing and Maple Ridge. The two developments were invited to present their projects at an April 3, 2025, meeting. Following the presentations, McDonald Crossing received the highest score of 161 out of 180 and was selected to receive the GICH Support Letter.

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DISCUSSED THE APPROVAL OF THE AWARD OF LOW-INCOME HOUSING TAX CREDIT (LIHTC) SUPPORT LETTER CONTINUE

Mrs. Henderson concluded that the McDonald Crossing development, proposed at 1322 McDonald Road, will include Phase 1 construction of three (3) two-story buildings with 16 units each, totaling 48 residential units. The project also includes a clubhouse with on-site laundry facilities, a computer center, a fitness center, and an on-site property management office. Future phases may consist of additional units, depending on funding and planning. Construction is anticipated to be completed by July 2027.

The Commission agreed to move this item forward on the **Regular Agenda**.


GENERAL COMMENTS (3 MINUTES)

Shelly Pace Jr., who lives at 703 Cypress Street, Ambrose, Georgia, expressed concern regarding the increase in gas utilities. He stated that he resides in Savannah but occasionally lives in Ambrose; no one else resides at this property. He is requesting an explanation of the increase in services. Mr. Pace's phone number was verified, and after much discussion, Mr. Pace was told that someone would contact him regarding a resolution.

CITY MANAGER'S UPDATE

ADJOURNMENT

Without further discussion, the work session meeting adjourned at 6:12 p.m.



Mayor Tony L. Paulk I



Wynetta J. Bolder, CMC

