

CALL TO ORDER: The **Special** Called Council Meeting was called to order by Council President Dykes at 5:30 p.m.

INVOCATION: The invocation was delivered by Council President Dykes.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Council President Dykes.

ROLL CALL: The following members were present:

- Councilor Pro Tem Washington
- Councilor Smith
- Councilor Conger
- Councilor Higdon
- Council President Dykes

A quorum was declared present.

Mayor Phillips and City Administrator Tubbs were also present.

PRESENTATIONS: None.

APPROVAL OF THE AGENDA: Approved as printed.

Motion: Higdon | **Second:** Washington **Vote:** Motion carried unanimously.

VISITORS TO ADDRESS THE COUNCIL: None.

UNFINISHED BUSINESS: None.

NEW BUSINESS: None.

CONSENT AGENDA: None.

PUBLIC HEARINGS

ENGINEERING DEPARTMENT: None.

LEGAL DEPARTMENT:

Resolution 26-111 Authorizing the Project Development Agreement for Big Mike’s Steakhouse with Sucarnoochee Investments, LLC and Winship, LLC. Under the proposed Development Agreement, Winship will construct an approximately 6,720 square foot commercial building, including all necessary building equipment, for use as a Big Mike’s Steakhouse. The City will purchase the finished building, which will then be leased to Big Mike’s. Big Mike’s will pay 5% of its gross sales as rent every year. That 5%, along with an additional 2% of sales tax and 2% from a potential cooperative district, will be used to repay the City’s debt. The City will keep the additional 1% of sales tax for use in its general fund. Big Mike’s will agree to operate the restaurant at that location for at least twenty years. If Big Mike’s operates its business at that location for twenty years, it will be able to purchase the property for \$100. The total principal investment in the project by the City will not exceed \$4,800,000.

Representatives of the City and legal counsel provided an overview of the agreement, including the proposed financing structure, anticipated economic benefits, and the City's authority to enter into the agreement pursuant to Amendment 772 of the Alabama Constitution.

A representative of Big Mike's Steakhouse expressed appreciation for the opportunity to locate in Northport. He stated that the company was excited to become part of the community and looked forward to serving residents and contributing to the City's continued growth.

Speakers to address the council included: Tuffy Holland, 3314 Mayberry Lane; Jake French of Tuscaloosa, AL, owner of Jakes Juke Joint, 5675 Hwy 43 North; Jason Sellers, 5314 Lakehurst Drive; Cody Meggs, 4716 Oneida Avenue; Dan Fillmore, 5711 Summit Drive; Faye Towe, owner of Bama BBQ; Chuck Gerdau, 1802 20th Avenue; Tom Morrison, 15050 Murray Lane.

Comments included concerns regarding the timing of the agreement's release, potential risks associated with the project, fairness to existing local businesses, future precedent for economic development incentives, the proposed purchase option at the conclusion of the lease term, and the need for additional public engagement and transparency. Other speakers expressed support for the project, citing anticipated

economic growth, increased tax revenue, job creation, and the potential to attract additional investment and development to Northport.

Following the public hearing, Council discussion ensued regarding the terms of the agreement, economic development opportunities, protections for the City's investment, and the potential long-term benefits of the project.

Motion by Councilor Smith to table consideration of the resolution to allow additional public review and engagement.

Motion failed for lack of second.

Motion for Consideration: Adopt the resolution authorizing the Mayor to execute the Project Development Agreement with Sucarnoochee Investments and Winship LLC, along with all accompanying exhibits, for the Big Mike’s Steakhouse project pursuant to Amendment 772 of the Constitution of Alabama.

Motion: Higdon | **Second:** Conger **No:** Smith **Vote:** Motion carried

PLANNING & INSPECTIONS DEPARTMENT: None.

POLICE DEPARTMENT: None.

CITY ADMINISTRATOR’S BUSINESS: None.

MAYOR & COUNCIL MEMBERS’ BUSINESS

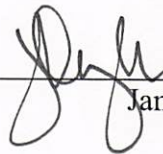
ADJOURNMENT

Time: 6:56 p.m. **Motion:** Higdon | **Second:** Washington **Vote:** Motion carried unanimously.

ATTEST:



Tera Tubbs, City Administrator



Jamie Dykes, It’s President