

DOUGHERTY COUNTY BOARD OF EDUCATION

Minutes

Board Briefing — 6:30 p.m.
&
Regular Board Meeting — 7:00 p.m.

September 14, 2009

Board Members Present: Rev. James Bush-Vice Chairman, Mr. Michael Windom, Mrs. Emily Jean McAfee, Mr. Milton Griffin, Ms. Velvet Riggins and Dr. Anita Brown

Others Present: Dr. Sally Whatley-Superintendent, Mr. Tommy Coleman - School Board Attorney, Superintendent's staff members, and the press/news reporters

***Board Briefing—6:30 p.m.**

The Board Briefing was held at the Administration Building in the 1st Floor Conference Room located at 200 Pine Avenue, Albany, Georgia. Rev. Bush thanked everyone for coming and informed everyone that the Chairman is out-of-town. Rev. Bush called the Briefing to order by asking the Board Members if they have any comments, or questions about the agenda. Mr. Coleman noted that he needs to leave the meeting early. Mrs. McAfee wanted to know if the GSBA days had been confirmed. Rev. Bush answered no and stated that Mr. Maschke will take care of it when he returns. Briefing adjourned at 6:33 p.m.

***Regular Board Meeting – 7:00 p.m.**

The Dougherty County Board of Education held their Regular Board Meeting at the Administration Building in the Board Room located at 200 Pine Avenue, Albany, Georgia. The meeting was opened by Rev. Bush.

Mr. William Childs, Student/Track Team Member, Westover Comprehensive High School gave the Invocation, and asked everyone to stand for the Pledge of Allegiance.

Mr. James Taylor, Assistant City Manager gave a presentation on the Albany Tax Allocation District (TAD). See attached.

Rev. Bush introduced Mrs. Traci Williams, Director of Human Resources. Also, he identified some of the guest in the audience.

Rev. Bush asked that Item #7 [Update from Athletic Committee - Mr. Carlos Keith] be give at this time.

Mr. Carlos Keith gave an update on the Athletic Committee. See attached.

Rev. Bush asked for approval of the agenda items #1 - #6a&b. *Mrs. McAfee motioned to approve the agenda items, Mr. Windom seconded. The vote was unanimous.*

Rev. Bush asked for approval of the agenda item #1

ITEM #1 - Consideration of Minutes from: a)Regular Board Meeting held on August 10, 2009, b)Mid-Month Board Meeting held on August 26, 2009, c) Special Called Board Meeting held on September 1, 2009. *Mrs. McAfee motioned to approve, Ms. Riggins seconded. The vote was unanimous.*

Rev. Bush asked to consolidate/approve agenda items #2, #3, #4, 5#, & #6a&b.

ITEM #2- Consideration of Recommendation for Personnel.

ITEM #3- Consideration of Recommendation for Release of Personnel.

ITEM #4 - Consideration of Recommendation for Revisions for Interview Policy.

ITEM #5- Consideration of Recommendation from Buildings and Grounds Committee for Resolution Approving and Accepting a Deed of Gift.

ITEM #6 - Consideration of Consent Items: a)Fund Raising Requests b)Out-of-State Field Trip.
Mrs. McAfee motioned to approve, Mr. Griffin seconded. The vote was unanimous.

Mr. Windom motioned to adjourn; Dr. Brown seconded. The vote was unanimous. Meeting adjourned at: 7:25 p.m.

TAD Presentation to the Dougherty County School Board Finance Committee

What is a TAD?

A tax-allocation district (TAD), supported by tax increment financing, is a defined area that is underdeveloped, and blighted, where real estate property tax monies gathered above a certain threshold for a certain period of time (typically 25 years) is used to encourage redevelopment. The funds raised from a TAD/TIF are used to encourage redevelopment growth within the TAD through incentives, infrastructure improvements, land/property acquisition, etc.

History of the TAD

TADs are permitted in 49 of the 50 United States. Georgia Authorized TADs in 1985 by passage of the "Redevelopment Powers Law", but was not used until Atlanta began using it in 1992. Currently there are approximately 30 cities in Georgia that have been approved to use TADs. In Atlanta the most well know TAD is the Atlantic Station TAD, but Atlanta has been approved for nine (9) other TAD projects. Other Georgia cities using TADs include Marietta, East Point, Gainesville, Smyrna, Aconorth and here in Albany. Also voters have approved the use of TADs in Savannah, Braselton, Macon and Augusta.

Albany's TAD

- Approved in May 2007 by House Bill 796
- November 6, 2007 a local referendum was approved by an overwhelming vote of citizens.
- After developing the TAD plan through public and stakeholder meetings the City Commission established TAD #1 by City Ordinance 08-101 on January 22, 2008. at that time, under state law, school boards were not authorized to participate in TADs.
- Dougherty by provided their support of the TAD by passage of County Resolution 08-036 of November 3, 2008.
- TAD#1 was approved by the State in November 2008 and became effective for revenue purposes on January 1, 2009.
- Georgia citizens through a state-wide referendum in November 2008 supported a change to the State Constitution authorizing school board to participate in TADs.

The General Assembly changed the State Constitution to implement this referendum in April 2009 by enacting Act 52 (House Bill 63).

TAD Impact on DCSS:

The economic impact to Dougherty County Schools from participating in Albany TAD#1 as set forth in the attached Impact Analysis (Draft) provides the following:

1. The Albany TAD#1 redevelopment area will affect the future appreciation on 1.9% of the tax digest. All current property taxes will continue to go to the school system---only increases above the current amount are pledged to the TAD.
2. The redevelopment area will attract 3,141 new residents and 225 school children over the next twenty years. This represents a growth of approximately 11 students per year and a total addition of 1.4% to the total enrollment of the Dougherty County Schools.
3. There is one existing school facility inside the proposed TAD boundary---Lincoln Elementary Magnet School.
4. The proposed redevelopment will generate an additional \$1,784,000 in ESPLOST funds each year, an amount more than three times the \$512,600 in property taxes currently collected within the TAD boundary by the Dougherty County Schools.
5. Residential property values will likely be higher in the TAD than they are citywide.
6. The Dougherty County Schools will be committing over the next fifteen years approximately \$2.9 million in appreciation on the current tax digest in the TAD to attract significant future developments on the proposed redevelopment sites within the TAD. These sites will increase the revenues the School District receives from the TAD by \$99.2 million over next 25 years.

Thus, we conclude that the potential gains to the Dougherty County School District from the future growth of its tax digest and ESPLOST revenues from Albany TAD # 1 will be substantial --- an estimated 4.5 times greater than if they do not participate in the TAD. The potential additional revenues to the schools will more than off-set the modest level of growth in new school enrollment and the amount of appreciation that will occur in the TAD tax digest without redevelopment.

Frequently Asked Questions about Tax Allocation Districts (TAD)

Georgia law provides specific powers to enable local governments to embark on projects that will foster public/private partnerships and spur economic growth. Tax Allocation Districts (TADs) are one of the legislative tools available to support cities' community and economic development ventures.

What are TADs and how do they work?

Georgia's Redevelopment Powers Law, adopted by the General Assembly in 1985, gave local governments the authority to sell bonds to finance infrastructure and other redevelopment costs within a specifically defined area (a TAD). The bonds are secured by a "*tax allocation increment, which is the increase in property tax revenues resulting from the redevelopment activities taking place within the tax allocation district.*" Tax increment financing allows cities to charge the costs of constructing public facilities and infrastructure to be charged directly to the businesses that use them rather than the public at large. In return, the businesses benefit from the construction of facilities that might not otherwise be available to them.

When using a TAD, a city designates a specific geographic area that has the potential for redevelopment, but which suffers from blight or other "economically or socially distressed" conditions. As public improvements and private development take place in the area, the taxable value of property in the TAD increases. *The city collects the total revenues, putting the increase in revenues as a result of new development into a special fund to pay off the bonds that financed the public improvements, while the remainder goes back into the city's, county's and school board's general fund.* The TAD is dissolved when the bonds have been retired and any other public financing has been repaid.

What is required to create a TAD?

Local legislation is required to authorize the city to create a TAD. The voters within the municipality must approve use of the TAD by a majority vote in a referendum. The city is required to form a Redevelopment Agency with the responsibility of carrying out the redevelopment powers (usually an existing local Authority is designated to serve as the Redevelopment Agency). The city must also complete and formally approve a Redevelopment Plan that clearly defines the TAD boundaries; outlines the scope of the economic development project and project costs; estimates the frozen tax base and tax increment amounts; and estimates proceeds that would be realized from a bond referendum. Furthermore, since the city is authorized to collect incremental revenues from property taxes, and special district taxes, each tax jurisdiction impacted by the TAD must approve of the plan and agree to commit their incremental revenues to the TAD. (The city can proceed with a TAD without cooperation from other tax jurisdictions, but it may not use the tax increments from those jurisdictions without their formal cooperation and approval.)

FAQ About TAD (continued)

Do TADs actually take money away from schools?

No. The schools continue to get the same base amount of revenue from the property. The tax increment (i.e. the additional property tax resulting from the redevelopment of the property) is used to pay for improvements within the TAD. If not for the redevelopment of the property, the additional revenue would not be available.

What are examples of cities that have successfully used TADs?

TADs are permitted in 49 of the 50 United States. Although the Georgia legislature passed the Redevelopment Powers Law in 1985, tax increment financing was not used for the first time until Atlanta began to use it in 1992. Currently, approximately 30 cities in Georgia are using or have approved TADs. Numerous other cities across the state are considering using tax increment financing for various projects. Atlantic Station in Atlanta is the preeminent example of a successful TAD in Georgia. Previously a brownfield site, the project includes 12 million square-feet of retail, office, residential and hotel space as well as 11 acres of public parks. In addition to Atlantic Station, Atlanta has approved the use of TADs as redevelopment tools for nine other projects. Examples of other cities using TADs include Marietta, East Point, Gainesville, Smyrna, Acworth and Albany. Voters also recently approved the use of a TAD in the cities of Savannah, Braselton, Macon and Augusta.

Where can I find more information about TADs?

The Georgia Redevelopment Powers Act (OCGA 36-44-1) contains the detailed requirements for implementing TADs. Georgia State University, the Andrew Young School of Policy Studies, has also developed a publication that outlines the use of TADs entitled, "Georgia's Redevelopment Powers Law: A Policy Guide to the Evaluation and Use of TADs." In October, 2007, the Livable Communities Coalition released the findings of its Survey and Analysis of TADs in Georgia. A summary of the Georgia Supreme Court's recent ruling is also available.

City officials can also find more information about TADs and other economic development tools by contacting the Georgia Department of Community Affairs' Office of Planning and Quality Growth at 404-679-5279.



DOUGHERTY COUNTY SCHOOL SYSTEM
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ALBANY, GEORGIA 31702-1470
TELEPHONE (229) 431-1282
carkeith@dougherty.k12.ga.us

Item #7
UPDATE FROM ATHLETIC COMMITTEE

CARLOS L. KEITH, SR.
DEPUTY SUPERINTENDENT

SALLY WHATLEY, PH.D.
SUPERINTENDENT

MEMORANDUM

To: Dr. Sally Whatley
Superintendent

From: Carlos Keith *CK*
Deputy Superintendent

Date: September 1, 2009

Subject: Recommendation from the Dougherty County Stadium Authority for the Dougherty County Board of Education's Representative on the Stadium Authority

The Dougherty County Stadium Authority recommends Jeffrey Field to serve as the Dougherty County School System's Representative on the Stadium Authority. Mr. Field has been nominated to replace Mr. Sonny Warren. At this point, we will advertise the position to determine if there are community members interested in serving.

CK/cnc
Attachments

DOUGHERTY COUNTY STADIUM AUTHORITY

P. O. Box 1470
ALBANY, GA 31703

August 4, 2009

Dr. Sally Whatley
Superintendent
Dougherty County School System
P. O. Box 1470
Albany, Georgia 31701

RECEIVED

AUG 4 2009

DOUGHERTY COUNTY SCHOOL SYSTEM
SUPERINTENDENT

Dear Dr. Whatley:

The Dougherty County School System has had the responsibility of assigning two members to the Dougherty County Stadium Authority. Mr. R. H. "Sonny" Warren was assigned as one of the committee members in 1963. Unfortunately, Mr. Warren passed away in July and we are forced to find a replacement for him on the Authority. He served on the Stadium Authority from the date it was established and whoever is assigned to this position will have extremely large shoes to fill. He did an outstanding job during the 46 years he served on the Stadium Authority.

The Dougherty County Stadium Authority met on July 28, 2009 and unanimously voted to request the Dougherty County School System appoint Jeffrey Field as a member of the Authority. Mr. Field is employed by Buffalo Rock and is the son of the late Pat and Nita Field. He has been involved in DCSS athletics since he was a young boy. He has volunteered his time during the Girls State Track Meet many years. He has earned the respect of the community as well as the people associated with Hugh Mills Stadium. The Dougherty County Stadium Authority would greatly appreciate it if the Dougherty County Board of Education would appoint Mr. Jeffrey Field to serve a 4-year term as a Stadium Authority committee member.

We look forward to hearing from you soon.

Respectfully,



Chuck Roberts, Chairman
Dougherty County Stadium Authority

CR:ph

Cc: Jeffery Field

PHONE: 431-3308

FAX: 431-3309

MEMORANDUM

TO: Members of the Dougherty County Board of Education

FROM: Dr. Sally Whatley, Superintendent

DATE: September 14, 2009

SUBJECT: Consideration of Personnel

RECOMMENDATION: The Superintendent recommends approval of the following personnel.

NEW HIRES: 2009-2010

<u>Name</u>	<u>Position</u>	<u>Location</u>	<u>Replacing</u>
<u>Teachers</u>			
Shonda Stewart	Teacher EAEP 5 th – 6 th Eng/Rd/SS **	SGRAC	C. Clemons (R)
<u>Paraprofessionals</u>			
Elaine Gibson	Paraprofessional Pre K	Sylvandale	Y. Malone (R)
Jamie Pettway	Paraprofessional ESP	SGRAC	F. Turner (R)
<u>Bus Monitors</u>			
Latoya Woodson	Bus Monitor	ESP Office	
Samuel Spurling	Bus Monitor	ESP Office	
Karina Tumblin	Bus Monitor	ESP Office	
Mary Collier	Bus Monitor	ESP Office	
<u>Substitutes</u>			
Dana Thomas	Reg. Substitute Teacher	System Wide	
Luis Moreno	Reg. Substitute Teacher	System Wide	
<u>Short Circuit</u>			
Arlencia Neely	Short Circuits	Albany High	
<u>Leave of Absence:</u>			
Robert Brown (Medical)	Custodian	Lake Park	
Lucious Jester (Medical)	Bus Driver	Transportation	
Velerie Bridges (Medical)	Paraprofessional Kindergarten	Lincoln	
Dorothy Johnson (Medical)	Teacher 6 th Grade ELA/RDG	Southside	
<u>Return To Work:</u>			
Shirley Gordon	Paraprofessional Kindergarten	Live Oak	
Erika Davis	Paraprofessional 2 nd Grade	Lincoln	
Kristen Champion	Teacher Science 9 th – 12 th Grade	Westover	
Earl Dawson	Bus Driver	Transportation	

CHANGE OF STATUS: 2009-2010

From		To		
name	Position/Grade	Location	Position/Grade	Location
Patrick Warren	EDP Sub Activity Leader	System Wide	EDP Activity Leader	West Town
Selicia Holsey	LT Sub Teacher Science 9 th – 12 th	Westover	Reg. Substitute Teacher	System Wide
Carla Turner	Reg. Substitute Teacher	System Wide	Teacher PALS 6 th -8 th *****	SGRAC
Verna Hall	Teacher Kindergarten	Turner	Teacher EIP 5 th Grade	SGRAC
Kendra Hunter	Teacher Interrelated	Sherwood	Teacher Interrelated	Merry Acres

CHANGE OF STATUS: Long Term Substitute Teachers/ Para's 2009-2010

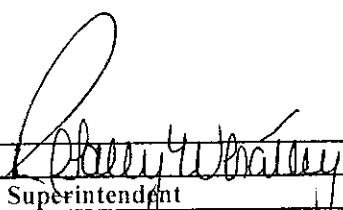
Name	Position/Grade	Location	Replacing
Melissa Walker	LT Sub Teacher 6 th Grade ELA/RDG	Southside	D. Johnson (M)
Luis Moreno (Waiting on cert)	LT Sub Teacher Spanish	Sherwood	M. Garm (R)
Monica Dickerson	LT Sub Para Kindergarten	Lincoln	V. Bridges (M)

The funding source for all position is the "General Fund".

Except For: *Class Size Reduction **Title I ***ESP**** School Improvement/Title I ***** Workman Comp. Fund*****Safe and Drug Free Schools
 *****Title I/ARRA/Stimulus

(RT) Retired (TR) Transfer (DR) Disability Retirement (R) Resigned (T) Terminated (Mil) Military
 (NMSR) Not Meeting State Requirement (IHT) In House Transfer (NP) New Position (D) Deceased (CR) Contract Release
 (SR) Staff Reduction (M) Medical (JA) Job Abandonment (PE) Program Ended (TR) Transfer
 (TG) Teach Georgia (TE) Temporary Employee (NR) Non-reappointed (LA/DR) Leave of Absence pending Disability Retirement
 (NMC) No Money Change (AR/EL) Additional Routes/ Extra Location (WC) Workers Compensation

NOTES: Luis Moreno was on August 26, 2009 Board Agenda as a new hire teacher. Mr. Moreno hasn't received his certification, so he will be a Long Term Substitute until certification is issued.

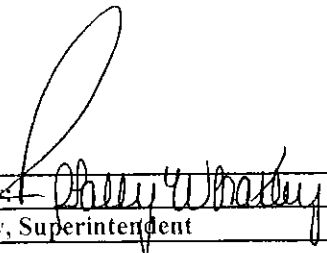
Recommended by: 
 Dr. Sally Whatley, Superintendent

TO: Members of the Dougherty County Board of Education
 FROM: Dr. Sally Whatley, Superintendent
 DATE: September 14, 2009
 SUBJECT: Consideration of Resignations, Terminations, Retirements

RECOMMENDATION: The Superintendent recommends approval of the following personnel.

<u>Name</u>	<u>Location / Position</u>	<u>Effective Date</u>	<u>Reason for Leaving</u>
<u>Teacher</u> Sondra Hatcher	Lamar Reese / Teacher Kindergarten	9/4/09	Resigned
<u>Activity Leader</u> Carrie West	Lincoln / EDP Activity Leader	8/28/09	Resigned
<u>Bus Monitor</u> Martechia Rivers	ESP Office / Bus Monitor	8/28/09	Resigned

NOTES:

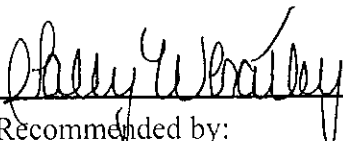
Recommended by: 
 Dr. Sally Whatley, Superintendent

MEMORANDUM

TO: Members of the Board of Education
FROM: Sally Whatley
RE: Consideration for Recommendation for Out of State Field Trips
DATE: September 14, 2009

Recommendation: That the following out-of-state field trip request be approved:

Dougherty HS September 23-26, 2009, Performing Arts Chorale – Perform at Congressional Black Caucus, Gospel Extravaganza. Washington, D.C. (30 students & 7 chaperones).



Recommended by:
Sally Whatley, Superintendent

SW/ds

MEMORANDUM

TO: Members of the Board of Education

FROM: Sally Whatley

RE: Consideration for Recommendation for the Fund Raising Requests

DATE: September 14, 2009

Recommendation: That the following fund raising requests be approved:

International SES	<u>September 18, 2009</u> , After School Carnival. Funds will be utilized to beautify the school and campus, incentives for students, and to prepare lunch for retired teachers.
West Town ES	<u>October 1, 2009</u> , Fall Carnival. Funds will be used to provide activities that will enhance and enrich the academic curriculum for students throughout the school year.
Morningside ES	October 1 – May 21, 2010, Ice cream and World's Finest candy bars. Funds will be used for school and classroom instructional materials.
Albany MS	<u>September 19, 2009</u> , Cheerleader - Camp for young ladies ages 2 and up. Funds will be used to purchase cheerleader uniforms for the season.
Merry Acres MS	<u>September 2009</u> , Beta Club – Complete sale of Smencils from last school year. Funds will be used to fund community service projects performed by the Beta Club throughout the year i.e. Kennel Adoption at the Humane Society.
	<u>September 2009</u> , Annual schoolwide candy sale. Funds will be used to provide student incentives.
	<u>September 2009</u> , Chorus – Variety Candy Sale. Funds will be used to purchase music equipment and supplies and to fund Choral Festival participation.
	<u>September 16, 2009</u> , Band – Cookie Dough Sale. Funds will be used to cover Festival and Honor Band fees, GMEA Dues, and to purchase instrument supplies.
Radium MS	<u>September 15 – October 31, 2009</u> , FCCLA – Recreate digital pictures taken during school activities and take orders for enlarged photographs, and will take new pictures this year of school activities or group pictures of students, as well as, sell cookies, ice cream bars, snacks after school and during school's special events. Funds will be used to pay for designing and assembling FCCLA Jr. Display Competition at the Georgia National Fair in Perry, GA, the Exchange Club Fair Display in Albany and News Award Competitions hard copies submitted to the National FCCLA Web site, and FCCLA's Georgia News. Funds will also be used to print photos for the CTE Week Display, school publicity and Fine Arts posters displayed.

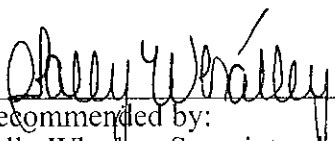
Radium MS October 24, 2009, Fall Festival. Funds will be used to sponsor academic celebrations in recognition of student achievement.

April 24, 2010, Spring Festival. Funds will be used to sponsor academic celebrations in recognition of student achievement.

Robert Cross MS September 2009, Youth Orchestra. Funds will be used toward the trip to the orchestra competition/festival, and transportation to the festival.

Monroe HS September–March 2010, Skills USA – Doughnut Sale and Lollipop Sale. Funds will be used to defray cost to Skills USA conferences and competition and to help students pay bills.

Prekindergarten September 17 – October 9, 2009, Cookie Dough, Candy, and Seasonal/Holiday items will be sold. Funds will be used to help underwrite school field trips, purchase school equipment and supplies, and cover PTO operating expenses.


Recommended by:
Sally Whatley, Superintendent

SW/ds