



**BALDWIN COUNTY  
WORK SESSION**  
May 21, 2024  
1601 N Columbia St, Suite 220  
5:00 PM

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**MINUTES**

**MEMBERS PRESENT**

Emily Davis  
John Westmoreland  
Kendrick Butts  
Sammy Hall  
Henry Craig

**OTHERS PRESENT**

Brandon Palmer  
Carlos Tobar  
Dawn Hudson  
Cindy Cunningham

**CALL TO ORDER**

Chair John Westmoreland called the Work Session to order at 5:00 p.m.

**ADMINISTRATIVE / FISCAL MATTERS**

Rural Housing Initiative (RHI) Proposals

County Manager Carlos Tobar discussed the Georgia Department of Community Affairs (DCA) Rural Housing Initiative which encourages development of affordable workforce housing through collaborations between local governments and real estate developers. He stated the County requested proposals under the Rural Housing Initiative Program. Three proposals were received; however, one proposal was withdrawn. Mr. Tobar presented information on each of the proposals including site location, proposed number of units, size of units and estimated costs. Mr. Tobar reported both proposals need revisions in certain areas prior to submission to DCA that would make the proposals more favorable to DCA. He requested direction from the Board as to whether the Board would pursue selection and submission of a proposal to DCA under this program. Mr. Tobar stated the goal is enable Baldwin County workers to buy affordable housing.

Discussion was held regarding the number of units in the proposals; the advantages and disadvantages of the location of the development off Dunlap Road; and the information that needs to be included to make the proposal more competitive.

Commissioner Sammy Hall made a motion to reject all proposals and allow amendments to be made to the proposals prior to submission to DCA to make them more favorable in the selection process.

Citizen Greg Barnes stated he felt community members should have an opportunity to provide input into this matter.

Commissioner Emily Davis suggested having a Called Meeting before the June 4<sup>th</sup> Regular Meeting to discuss revised proposals.

Commissioners and County Manager Tobar discussed the timeframe for developers to resubmit their proposals; dates and times for a possible Called Meeting and the submission deadline to DCA for the current round of funding.

Commissioner Sammy Hall restated his motion to reject all proposals, allow amendments to be made to the proposals, and hold a Called Meeting to consider selection of a proposal for submission to DCA. Commissioner Henry Craig seconded the motion and it passed unanimously.

**ADJOURNMENT**

Commissioner Henry Craig made a motion to adjourn the Work Session at 5:35 p.m. Vice Chairman Kendrick Butts seconded the motion and it passed unanimously.

Respectfully submitted,



John H. Westmoreland  
Chairman



Cynthia K. Cunningham  
County Clerk