



**MINUTES NO. 2026-02-SP
SPECIAL CALLED MEETING OF THE CITY COUNCIL
OF THE CITY OF MADISON, ALABAMA
July 29, 2026**

The Madison City Council met for a Special Called Meeting on Wednesday, July 29, 2026, at 6:00 p.m. in the Council Chambers of the Madison Municipal Complex, Madison, Alabama. Noting that a quorum was present, the meeting was called to order at 6:00 p.m. by Council President Maura Wroblewski.

The following elected governing officials were in attendance

Mayor Ranae Bartlett	Present
Council District No. 1 Maura Wroblewski	Present
Council District No. 2 David Bier	Present
Council District No. 3 Billie Goodson	Absent
Council District No. 4 Michael McKay	Present
Council District No. 5 Alice Lessmann	Absent
Council District No. 6 Erica White	Present
Council District No. 7 Kenneth Jackson	Present

City Officials in attendance were: City Clerk-Treasurer Lisa D. Thomas, City Attorney Megan Zingarelli, Assistant City Attorney Shelby Morris, Information Technology Director Chris White, Information Technology Support Technician Michelle Parker, Fire Chief Brandy Williams, Director of Finance David Lawing, and Director of Operations and Communications Amanda Jarrett

Public in attendance: None

RESOLUTION NO. 2026-257-R: AUTHORIZING A DEVELOPMENT AGREEMENT BY AND AMONG THE CITY OF MADISON, MADISON HOTELS VI, LLC, AND OLD TOWN INVESTMENTS, LLC (NOTICE PUBLISHED JULY 22, 2026, IN THE MADISON RECORD)

City Attorney Megan Zingarelli presented to the council under this agreement the hotel developer, Madison Hotel 6, proposes to develop, maintain and operate an Aloft hotel by Marriott, consisting of approximately 108 hotel rooms, associated parking, lighting, landscaping and related improvements. In addition, the developer and property owner, Old Town Investments LLC, proposes to develop a nationally branded mini golf recreational facility adjacent to the hotel site. This agreement proposes the City of Madison will pay a development incentive payment to the developer of the hotel, not to exceed two million dollars over a five-year term, after both the hotel and recreation facility open for business. The not-to-exceed amount is based off the amount of lodging taxes the hotel generates on the current lodging tax of nine percent. The development is expected to create new jobs, generate additional

lodging tax, sales tax, and property tax revenue for the city along with commerce and recreational opportunities for city residents.

Mr. Joey Cici, Representative of the Developer, spoke about being pleased with the opportunity to present to Council. The opportunity for additional growth of restaurants and retail along with the creation of jobs in Town Madison.

Council Member Bier read a statement prepared by Council Member Goodson who was unable to attend. Council Member Goodson supports the resolution since the lodging tax rebate is contingent on both the Aloft hotel and the recreational project being completed and open. The rebates are also tied to performance-based results. The resolution has the potential to make Town Madison a true destination, where visitors stay longer and local businesses benefit.

Council Member Bier also stated support of the resolution. The resolution provides for a higher premium hotel and tourism activities, especially with SEC softball, the ability to have hotels to attract people to stay in Madison and the lodging and sales tax revenue. The incentive is performance based and the facilities being open. The incentive is also a partial rebate over time that does cap out. Council Member Bier states the resolution makes sense for both the business and the community.

Council Member McKay spoke in support of the resolution as an exciting recreational project. The city is not out any money in the development, but receiving capital investment in the city and the incentive is contingency based. This development will also attract other businesses. Council Member McKay also discussed the not-to-exceed amount, and requiring both facilities to be open as being well written.

Council Member Maura Wroblewski thanked the developer, City Attorney Megan Zingarelli and Assistant City Attorney Shelby Morris, along with Mayor Ranae Bartlett.

Council Member White spoke in support of the resolution and the opportunity for the city. The City of Madison is not just a place known for great schools, great housing, great neighborhoods but also recreational facilities. Council Member White also spoke about the performance-based incentives and appreciates the stipulations and cap.

Mayor Ranae Bartlett spoke of the council amending the Ballcorp. lease as being critical to having the SEC softball tournament. From that announcement the City of Madison is seeing opportunities and development. Mayor Ranae Bartlett thanked the development team.

Council Member Bier moved to approve Resolution No. 2026-257-R. Council Member White seconded. The vote was taken and recorded as follows:

Council Member David Bier	Aye
Council Member Erica White	Aye
Council Member Maura Wroblewski	Aye
Council Member Billie Goodson	Absent
Council Member Michael McKay	Aye
Council Member Alice Lessmann	Absent
Council Member Kenneth Jackson	Aye

Motion carried.

**ORDINANCE NO. 2026-247: AMENDING SECTION 10-224 OF THE CITY OF
MADISON CODE OF ORDINANCES TO PROVIDE FOR A LODGING TAX RATE OF
TEN PERCENT (10%) (FIRST READING JULY27,2026)**

Council Member Bier moved to approve Ordinance No. 2026-247. Council Member White seconded. The vote was taken and recorded as follows:

Council Member David Bier	Aye
Council Member Erica White	Aye
Council Member Maura Wroblewski	Aye
Council Member Billie Goodson	Absent
Council Member Michael McKay	Aye
Council Member Alice Lessmann	Absent
Council Member Kenneth Jackson	Aye

Motion carried.

ADJOURNMENT

Having no further business to discuss Council Member Wroblewski moved to adjourn.
The meeting was adjourned at 6:13 p.m.

Minutes No. 2026-02-SP, dated July 29, 2026, read, approved and adopted this 10th day of August 2026.

Council Member Maura Wroblewski
District One

Council Member David Bier
District Two

Council Member Billie Goodson
District Three

Council Member Michael McKay
District Four

Council Member Alice Lessmann
District Five

Council Member Erica White
District Six

Council Member Kenneth Jackson
District Seven

Concur:

Ranae Bartlett, Mayor

Attest:

Lisa D. Thomas
City Clerk-Treasurer

Amy Rumley
Recording Secretary