



**CITY OF FAIRHOPE
CITY COUNCIL WORK SESSION AGENDA**

**Monday, July 27, 2026 - 4:30 PM
City Council Chambers**

Council Members

Jack Burrell
Joshua Gammon
Jimmy Conyers
Jay Robinson
Andrea Booth

1. Presentation - 2026 Baldwin County Utility Interns (3)
2. Presentation, Review, and Consent for the Baldwin County Economic Development Alliance: Front and Rear Courtyards at the K-1 Center/HATCH Project by City Engineer Richard Johnson.
3. Discussion of the Walker Downtown Parking Strategy - Planning Director Hunter Simmons
4. Review General Fund Revenue for the FY2027 Budget
5. Committee Updates
6. Department Head Updates

Next City Council Work Session - Monday, August 10, 2026, 4:30 p.m.

Fairhope Municipal Complex
City Council Chambers
161 N. Section Street
Fairhope, AL 36532



CITY OF FAIRHOPE
AGENDA MEMORANDUM

Item ID: 2026-1060

FROM:	Richard Johnson, City Engineer
SUBJECT:	Presentation, Review, and Consent for the Baldwin County Economic Development Alliance: Front and Rear Courtyards at the K-1 Center/HATCH Project
AGENDA DATE:	July 27, 2026

RECOMMENDED ACTION:

Consent from the City Council.

BACKGROUND INFORMATION:

BUDGET IMPACT/FUNDING SOURCE:

GRANT:

LEGAL IMPACT:

FOLLOW UP IMPLEMENTATION:



Memorandum

From: Richard D. Johnson, P.E., City Engineer 

To: Jimmy Conyers, Council President

Thru: Sherry Sullivan, Mayor

CC: City Clerk; Treasurer; Project Staff; File

Date: July 17, 2026

Subject: Request for Work Session Presentation, Review and Consent –
BCEDA Front and Rear Courtyards - K-1 Center/HATCH Project

Mayor Sullivan and President Conyers:

The City Council has previously reviewed conceptual design schematics for proposed improvements to the front and rear courtyards of the City's K-1 Center Building. As Council is aware, the Baldwin County Economic Development Alliance (BCEDA), through its HATCH program, will serve as the tenant within the facility, with the City serving as property owner and landlord.

During prior discussions, Council expressed concerns regarding the cost of the courtyard improvements and the potential use of City funds. The City has already committed more than \$2.6 million toward renovation of the K-1 Center Building, and Council indicated limited support for additional municipal expenditures associated with the project.

BCEDA's Design Team has now submitted updated courtyard schematics and has advised that BCEDA has entered into a Design-Build Agreement with a qualified contractor. Subject to all required approvals, construction is anticipated to begin as early as August 15, 2026. Accordingly, staff is requesting Council review and consent for the proposed improvements based upon the following conditions:

Staff Recommendations

- Council review the proposed courtyard improvements and provide consent for the capital improvements to be constructed on City-owned property.

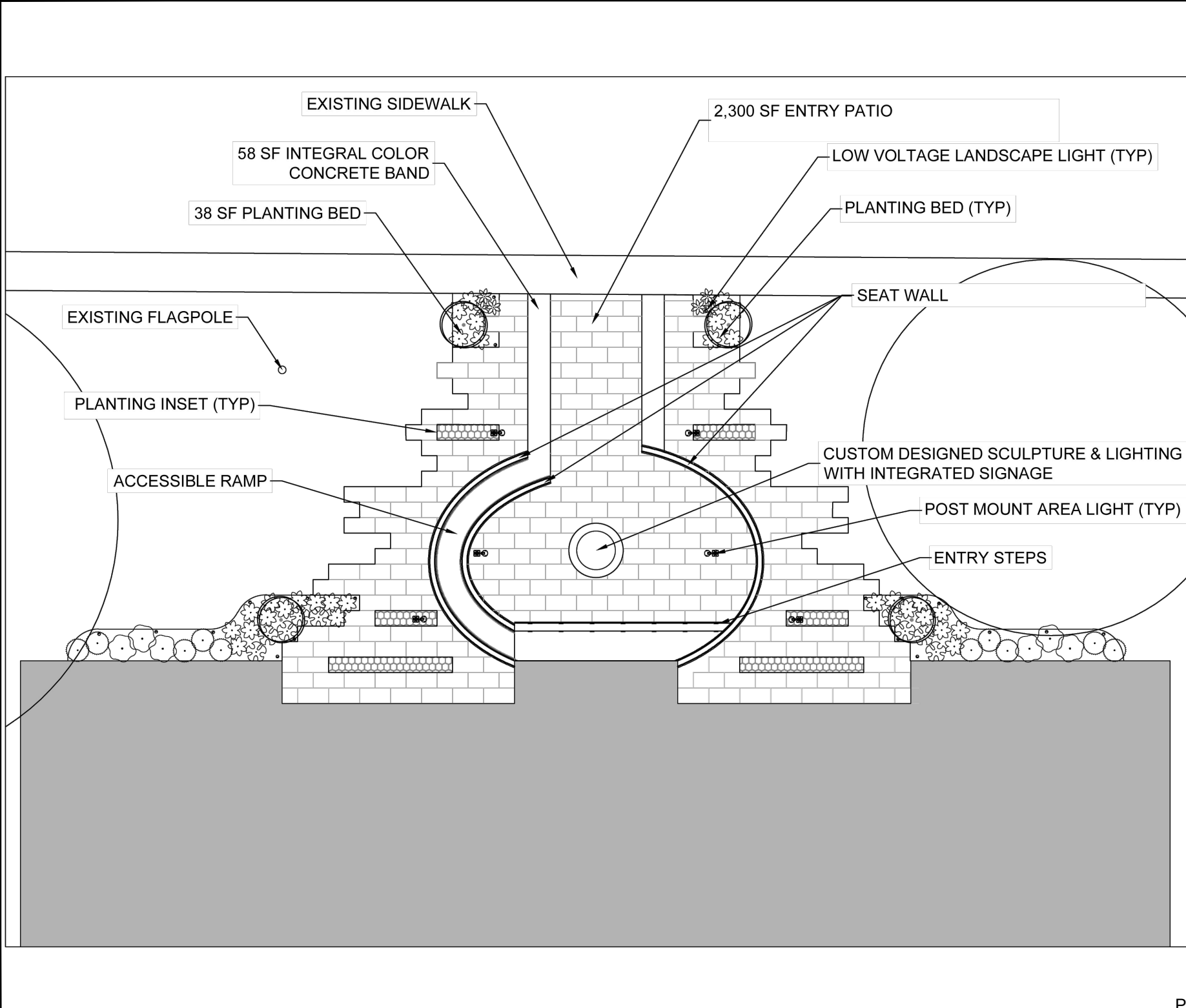
- Acknowledge that the project is being funded and implemented by BCEDA and is not a City capital public works project.
- Confirm that no City funds will be allocated, requested, or committed for design, construction, landscaping, furnishings, or related project costs.
- Require that all work comply with applicable City standards, permitting requirements, inspections, and final acceptance procedures.
- Authorize staff to negotiate and prepare an amendment to the lease agreement requiring the tenant to assume responsibility for ongoing maintenance, repair, replacement, irrigation, landscaping, and hardscape upkeep associated with the courtyard improvements.

Recommended Council Action

Staff recommends that the City Council review the proposed courtyard improvements during the Work Session and provide consent for BCEDA to proceed with the project under the conditions outlined above.

Thank you for your consideration.

RDJ



REV	DATE	DESCRIPTION

watermark
DESIGN

2970 Cottage Hill Road, Suite 200 | Mobile, AL 36686 | 251.344.5515

**BALDWIN COUNTY
ECONOMIC DEVELOPMENT ALLIANCE**

K-1 CENTER COURTYARD

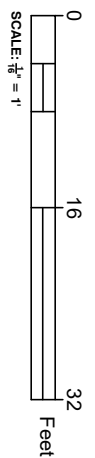
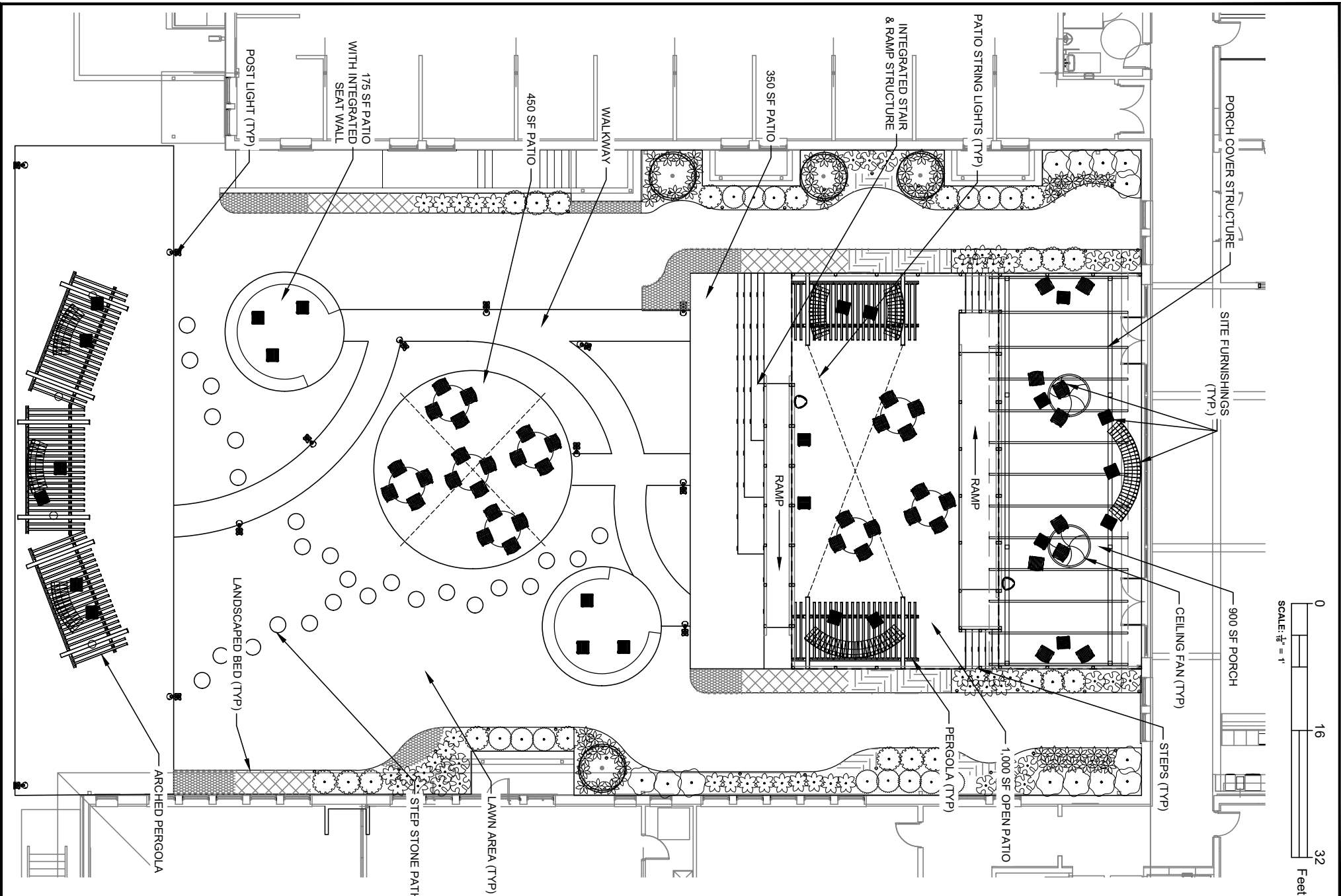
100 SOUTH CHURCH ST., FAIRHOPE, AL 36532

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PROJECT TITLE	PROJECT STATUS	ISSUE DATE	PROJECT NO.	DATE	DESIGNED	CHECKED	DATE

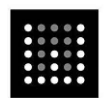
ENTRY

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SHEET TITLER		SHEET TITLE	
OVERVIEW		PROJECT STATUS:	IFR
		ISSUE DATE:	JULY 17, 2026
		PROJECT NO:	26-1101-0062
		Drawn:	SM
		Designed:	SM
		Checked:	SM
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BALDWIN COUNTY
ECONOMIC DEVELOPMENT ALLIANCE
K-1 CENTER COURTYARD
 100 SOUTH CHURCH ST., FAIRHOPE, AL 36532



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