

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
REGULAR PUBLIC AUTHORITY MEETING
SEPTEMBER 12, 2019**

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday September 12th, 2019 at 8:30 a.m. in the Morris Cohen Conference Room at the Terminal Station- 200 Cherry St, Fourth floor Macon, GA 31201. The agenda was as follows:

September 12, 2019

Presiding: *Chris Sheridan, Chair*

Attending: *Chris Sheridan, Kay Gerhardt, Rick Hutto, Charles Richardson, Loretta Thomas,*

Absent: *Carey Pickard, Shannon Fickling*

Staff: *Alex Morrison*

Others in Attendance: *Mayor Robert Reichert, Larry Schlesinger, Bill Causey, Ethiel Garlington, JR Olive, Stephanie Folsom, Gregory Brown (P&Z), Jan Beeland, Ben Steffen, Sharon Erickson, Donna Dixon*

Media: *Liz Fabian*

Called to Order: 8:35 A.M.

1. **Minutes Approval:** Motion by Sheridan, second by Gerhardt to approve the August minutes. Motion carried.
2. **Financial Report:** Suzy Garcia was unable to attend the board meeting. Morrison gave a general update of the financials based on a snapshot provided by Suzy Garcia.
3. **Central City Commons Project:** Van Winkle was the lowest bidder for the parking garage projects. However was over UDA's budget. Van Winkle does have a copy of the UDA's budget. Preliminary Official Statement ("POS") has been drafted. Validation petition was filed on September 11, 2019 with a hearing date of September 24, 2019. Bonds are set to close in November, 2019. Plans are being reviewed by Macon-Bibb County Building Planning/Inspections. Van Winkle will meet with Sheridan and Morrison in the next week to go over the contracts and plans. Estimated ground breaking is January, 2020. Open to others in attendance for question. No questions.
4. **Dempsey Project Update & Budget:** Sharon Erickson – residents have expressed their appreciation for cleaning up Third Street Park. Currently there are 3 vacancies. Per HUD guidelines, applicants 62 years and older are given first option. There is currently 6 people over 62 on the waiting list. Applications are being reviewed.

Sharon will be meeting with Gene Dunwody at 10 AM to look at the sidewalk stairwell to see about closing it off from the outside, but keeping it accessible from the inside as a fire escape.

Improvement list:

- i. Concentrate on window replacement. Windows must be able to open and stay open, paint is flaking – payment will come out of the reserve funds.
- ii. Cooling tower on the roof has to be replaced. Sharon has a contractor who will handle getting bids and replacing the cooling tower. This repair/improvement must be completed this fall.
- iii. Small roof leak. Sharon is working on getting bids for this repair.

Sharon to provide Chris with the names of the contractors and/or owners.

Retail:

- i. El Sombrero. Enrique came in and paid his rent, I asked him again about opening and he stated he was waiting on contractors and inspectors. There is a little bit of a language barrier as Enrique's English isn't the best so I asked him if I could speak to his contractor to see if there was anything we could help him with to speed up the process. His name is Robert and his number is 770-316-2684. I called and spoke to him and this is what is going on. A while back their building permit expired and he submitted the renewal and payment, however the permit people came back and said that they had to start the permit process all over from the beginning. So Robert had to contact the architect who then had to resubmit the designs and everything needed for a new permit and that is where they are at now. Robert stated that the building permit people should have everything they need so they are just waiting for that permit to come through so they can finish what little they have left to do. Once that is done then they can get the inspections done and get opened for business.
- ii. Currently 2 retail vacancies. Stephanie Folsom indicated that the pharmacy use contacts that she had has gone cold.
- iii. Stephanie gave a brief analysis of the parking deck best use at the Dempsey.

Highest and Best Use: for this property is loft apartments or condo office units. Due to the ceiling height and accessibility for a car it is not conducive to be used as a parking garage as it once was.

Property Description: The subject site that would be sold is 9 floors. The building is split in the middle with an old car elevator shaft. Each side of the elevator you have a floor plate that is approximately 27x37 or 999 sf x 2 sides = 1,998 per floor x 9 floors = approx 17,982 sf. A developer would put one or two elevators in the old elevator shaft serving each floor with a total of 18 units that are approx 999sf.

Value: As expected it is impossible to find a sale comparison that is exactly like this property due to the subject sites uniqueness. The sales comp that I would

weigh with most value is 551 & 567 Plum Street that sold this year for \$25.67 psf. I sold this property and it is a complete gut -job of the buildings and offers a small parking lot adjacent to the buildings.

Using the sales comp of 551 & 567 Plum would make the subject property value equal to \$461,597 (17,982sf x \$25.67).

List Price: It is my opinion that we take the garage to market for \$480,000 and see how the market responds.

Sell By: I believe that I can sell this property within 8 months from the time I take to market. I have a list of prospects that I would present to.

Motion by Gerhardt to allow Stephanie to list the parking deck with stipulation to review marketing flier prior to listing, second by Thomas. Motion carried

5. **Parking Update and Budget- Alex Morrison/ Ben Steffen:** 484 Mulberry Street. Parking deck has not been officially deeded to the UDA. Still working on narrowing down capital expenses, current leases. Board of Commissioners have voted on conveying the management of the parking deck to the UDA. Real property is owned by Macon Industrial Authority and they will need to convey the property to the UDA. This is a 35 year old building that needs repairs. Roof draining needs to be repaired and have traffic seal coating placed on the deck(s). Ben and Trevor are to meet on Tuesday to talk about bat removal from the parking structure and possibly other areas in the City. Ben has been approached by another movie production company about using the parking deck for 1 day for filming. Sheridan brought up that the bagging placed on the parking meters during filming should have "THIS PARKING METER BEING PAID FOR BY 'XYZ' PRODUCTION."

Larry Schlesinger brought up the break-ins that are (have) occurred at the parking deck. The break-ins have been addressed and it is believed that the person responsible has been caught.

Striping of curbs. Ben is working with Nigel and Kevin Poss (facilities manager) on making the curbs, loading zones, signage uniform throughout the downtown area.

6. **Local Loan Fund update and loan considerations- Alex Morrison:** Balance currently is \$183,000; commitments \$125,000. 2 Pending applications each requesting \$100,000 each.
- i. The Ramen Cocktail Bar is currently being reviewed and considered. Location: 2nd at Poplar (Willow Tree space). The cocktail bar folks have also applied to Georgia Cities for assistance. Morrison suggest that the Board approve \$50,000. Motion by Hutto to approve \$50,000, second by Sheridan.
 - ii. 7th Street Salvage is rehabbing property 2nd at Plum. UDA will consider their request in a month or two.
 - iii. Morrison proposed that \$42,000 be drawn from the Loan Account and placed in the operating account but draw it out over several months. Motion to approve draw to operating account by Richardson, second by Thomas.

7. **East Macon Project Update- Kay Gerhardt:** Open house is planned for Mill Hill the same time as the Indian Celebration. Jan and JR are working on getting properties ready for the open house (cleaning, etc.). Macon Arts Alliance will promote the open house/Indian Celebration. Bike-Walk Macon is working on allowing use of parking spaces during the open house/Indian Celebration.

The park on Clinton Street is unfinished. The Mayor has instructed Julie to investigate any available grants to help finish the park.

Recently purchased 223 Schell Avenue, need to work on the roofing repairs. Currently there is 1 house left which UDA is working with the owner in purchasing same.

8. **Old Business:** There will be no Board of Commissioners meeting on September 24th.
9. **New Business:** Hutto encourages everyone to utilize the new business on 2nd Street – MetroSpecs. Currently MetroSpecs is only open on Thursday and Friday, frames are \$99.

Meeting Adjourned: 9:48 AM