

MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY

REGULAR PUBLIC AUTHORITY MEETING

October 10, 2019

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday October 10, 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:

October 10, 2019

Presiding: *Chris Sheridan, Chair*

Attending: *Chris Sheridan, Kay Gerhardt, Rick Hutto, Charles Richardson, Carey Pickard*

Absent: *Loretta Thomas, Shannon Fickling*

Staff: *Alex Morrison*

Others in Attendance: *Mayor Robert Reichert, Larry Schlesinger, Bill Causey, JR Olive, Stephanie Folsom, Gregory Brown (P&Z), Ben Steffen, Blake Sharpton, Suzy Garcia Donna Dixon*

Media: *Liz Fabian*

Called to Order: 8:34 A.M.

- I. Minutes Approval:** Motion by Sheridan, second by Gerhardt to approve the September minutes. Motion carried.
- II. Financial Report:** Suzy gave a general update of the financials based on snapshot dated August 31, 2019. Suzy briefly discussed the operating account is due money from “other funds.” Those funds should transfer before the end of calendar year 2019. July – August parking management fee has been paid into the operating account. The transfer of interest from local fund account has not been done. Interest transfers from local fund accounts should occur before the end of calendar year 2019. With the hiring of 2 additional UDA employees, the UDA will be operating from its “savings.” Motion to accept financial report by Pickard, second by Sheridan. Motion carried.
- III. Action Items:**
 - **Central City Commons Project:** Van Winkle was the lowest bidder for the construction of the 2 parking garages and are within the UDA budget (\$6,490,270 Exchange Deck and \$6,446,656 DT Walton Deck). Blake and Sheridan met and

reviewed the contracts provided by Van Winkle. Solicitation for underwriters will be placed within the next week. An Underwriter will be chosen on or before October 22, 2019. Between October 22 and November 4, the offering document will be made public. November 13th the bonds will be priced. November 22, 2019 is the “drop-dead” date for closing. Motion to award contracts to Van Winkle by Sheridan, second by Gerhardt. Motion carried.

- **440 Mulberry Street Garage:** Board of Commissioners authorized transfer of the parking garage to UDA a couple of months back. Sheridan, Ben and Alex met and walked the property. Property is structurally sound. Waterproof membrane will need to be placed on top floor, lights/balise need replacing. UDA would need to borrow money in order to make immediate repairs. Parking fees will need to be increased based on current market rate. Motion to accept the property from Industrial Authority (Macon-Bibb) as-is and to bring parking rates to current market rate by Hutton, second by Pickard. Motion carried.
- **Dempsey Garage Sale:** Stephanie Folsom presented marketing brochure. Once listed, the property will be uploaded to loop-net and all potential purchasers will be able to see the brochure, which includes a video of drone shots of the parking deck. Gerhardt questioned the sales price shown on the marketing brochure (\$656,000 – at the last Board meeting recommended sales price was \$480,000). Stephanie stated that at that time she did not include the first floor and the potential of having 2 roof tops available for outdoor space. Estimated square foot price is \$27. Mayor Reichert questioned if the space would be strictly residential condos. Blake stated the sale of the parking garage would have to be approved by HUD and that would be much easier if the property is residential. Blake has already made contact with local counsel for HUD to start the ball rolling for HUD approval. Alex stated that he has already received phone calls regarding the sale of the parking deck because of the article written by Liz Fabian after the last Board meeting. Pickard would like to mention the sale to Jeff Tucker for development. Alex recommended that the UDA allow Stephanie to list the property. Motion to allow listing agreement with Stephanie/Coldwell Banker by Gerhardt, second by Pickard. Motion carried.
- **Amendment of bond documents:** ACE changed to a state charter school. Lender will require some document changes because of the switch from the district to the state. Motion to allow Alex to approve and execute documents pertaining to ACE’s switch to a state charter school by Gerhardt, 2nd by Richardson. Motion carried.

IV. Informational Items:

- **Dempsey REAC Default Status:** Dempsey received a failing grade on the latest REAC report. There were 6 items on the report. 5 of the 6 items have been addressed and are complete. The costliest of the 6 was the window replacement. UDA is looking into getting new quotes for replacement windows.

Board of Commissioners meeting (Dempsey) possible date is November 12th.
On the Table Dempsey meeting date October 30th.

- **Macon Housing Authority/Tindall Fields III (Phase IV)**: \$1,400,000 loan, 10 years, with a balloon payment due at the end of the term based on a 30 year amortization was approved on March 8, 2018. Borrower would like to revise the terms to a straight 10 year term.
- **Parking Update and Budget**: Ben gave an update on parking. Outstanding parking tickets will now be turned over to Municipal Court. First hearing date is November 7th. Any monies collected through Municipal Court will be retained by the Court. Currently there is approximately \$35,000 in outstanding parking tickets. Ben will be attention the National Parking Association convention in Florida October 21-22. Ben asked if there was anything the Board wanted him to specifically look into (i.e. blue tooth technology etc.).

7th Street Salvage will be relocating to Plum @ 2nd and inquired as to when meters will be placed along Plum Street.

Suzy inquired as to merchant dispute. Alex stated that he has received phone calls from people asking why there is a charge to the UDA on their accounts. Account needs to be revised to include 'parking' in the title. A Trade-Name Affidavit has been filed with the Superior Court of Bibb County on September 11th stating that the UDA will be conducting business under the name PARK Macon-Bibb. The Trade-Name affidavit needs to be provided to bank and/or credit card company.

- **Local Loan Fund update and loan considerations**:

V. **Old Business**:

- **Mill Hill**: Open house was held. Attendance was low, but the ones attending expressed interest in the houses. Loretta is to follow up with a couple of interested parties. Macon Arts Alliance has received calls regarding the houses.
- **Hiring of UDA personnel**: Alex has interviews set up for Friday, October 11th. Three (3) for administrative assistant and three (3) for project manager. Interviews start at 1 p.m.

Close Open Session for Board to convene for Executive Session.

- VI. **Executive Session to discuss entering into a contract to purchase, dispose of, or lease property**: UDA to consider accepting the Virgil Powers building/property from Macon-Bibb with the caveat property must be listed with a broker (UDA choosing) and the housing must be work force housing. Property is located across the street from the Barney Hester property (daycare). Broker would receive 10% commission, the split from the sale of the property/properties would be 90/10. RFQ to be made public to solicit brokers – specifically

for the Virgil Powers property. Motion to accept the Virgil Powers property, list with broker and housing to be work force housing by Pickard, 2nd by Richardson. Motion carried.

Close Executive Session

- VII. New Business:** Open Board meeting reconvenes. Motion to accept the Virgil Powers property, list with broker and housing to be work force housing by Gehardt, 2nd by Hutto. Motion carried.

Meeting Adjourned: 10:22 AM