

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY**  
**REGULAR PUBLIC AUTHORITY MEETING**  
**NOVEMBER 14, 2019**

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday November 14, 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:

November 14, 2019

**Presiding:** *Chris Sheridan, Chair*

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

**Absent:** *Carey Pickard, Shannon Fickling, Rick Hutto*

**Staff:** *Alex Morrison; Donesha Gibson*

**Others in Attendance:** *Sharon Erickson, Larry Schlesinger, Bill Causey, Stephanie Folsom, Ben Steffen, Miller Heath, Tim Thornton, Brooks Patterson, Leah Patterson, Jan Beeland, Blake Sharpton, Suzy Garcia Donna Dixon*

**Media:** *Liz Fabian*

**Called to Order: 8:33 a.am**

- I. **Minutes Approval:** Motion by Gerhardt, second by Richardson to approve the October minutes. Motion carried.
  
- II. **Financial Report- Suzy Garcia:** Suzy gave a general update of the financials based on snapshot dated September 30, 2019. Dempsey cash flow issues were caused from prior years (purchase of Dempsey). Dempsey Budget may have one tweak to repay Macon Housing Authority. Dempsey Budget should be fine after that. UDA audit is ongoing, Dempsey audit will be in a couple of weeks. Operating fund is running at a slight loss. Funds available in the Parking Fund is not an actual balance, Lanier is slow in submitting invoices. Motion to accept financial report by Richardson, second by Thomas. Motion carried.
  
- III. **Action Items:**
  - Central City Commons Project – status update and approval of items. Miller Heath and Tim Thornton gave a brief update on the status of their loans.
    - Approval was received Tuesday from First Bank of Alabama – this loan is for the mixed-use DT Walton side of things.
    - Waiting on approval from Fountainhead Capital (SBA Loan). All materials (to include letters from local “authorities” supporting the venture) have been submitted to CDC (underwriting for SBA). Hope to have SBA approval by November 22<sup>nd</sup>.

- They have also asked NewTown Macon for a \$1,500,000 loan, Board will meet in December to approve or deny that request. Funds from that loan will be used for unexpected expenses and/or operating capital. The NewTown loan is not a requirement to close on the First Bank of Alabama and the Fountainhead (SBA) loan.
- Miller and Tim have talked with Horizon Management out of New Jersey regarding managing the hotel.
- Miller is interviewing a company out of Savannah and possibly a few local companies regarding managing the residential properties.
- Miller and Tim are also in talks with Zofran out of Atlanta regarding purchasing/managing the retail properties.
- Blake and Jamie have been in talks with Miller and Tim and their attorney regarding Third Amendment to Option Agreement (674 Poplar Street). Option term would continue through February 28, 2020. Motion to extend option period until February 2020 by Richardson, second my Thomas. Motion carried.
- 7<sup>th</sup> Street Salvage Loan. Brent and Catherine Meyer purchased the building on the corner of Plum and 2<sup>nd</sup> Street. Mr. and Mrs. Meyer provided a copy of the commitment from Midsouth Federal Credit Union (line of credit) and a list of approximately 20 booth rental tenants. The Meyers requested a \$100,000 loan from UDA, this was decreased to \$50,000. Alex recommended that UDA approval to make this loan. Motion to approve \$50,000 loan by Gerhardt, second by Thomas. Motion carried.

#### **IV. Informational Items:**

- Dempsey Status: REAC items have been addressed and most have been repaired (except for the windows). RC Poss has been contacted regarding looking at the windows and giving an estimate to either repair or replace all windows.
  - Retail space. Notice has been sent to Enrique Lopez (El Sombrero Mexican Restaurant) advising him that the restaurant needs to be open on or before December 1, 2019 unless he can give the UDA a valid, legitimate explanation for further delay. If the restaurant is not open by that time, the lease will be terminated as of January 1, 2020.
    - Stephanie Folsom has had interest in the retail space. One from a hairdresser and the other a restaurant. She said this time of year is typically slow for retail leasing but would continue to market and show the properties.
- Parking Garage. Sharon, Jamie, Stephanie etc. toured the parking garage. There are a couple of units that are located within the confounds of the garage. UDA Dempsey is working on relocating those tenants to the main building so that the parking garage can be sold without issue.
  - Stephanie Folsom stated that she has talked with several developers regarding the purchasing/development of the parking garage. One developer is crunching numbers and will get back with her. Two other developers see the ceiling height has an issue. One of which indicated that with the ceiling height issue, he didn't see being able to develop the property into high end condos, but

rather affordable workforce housing. The Board currently still wants to market the property as high end condos.

- Sharon Erickson said that the insurance guys are coming to look at the units damaged by the fire a couple of weeks ago. Fire was caused by a stove being left on with an empty pot on the burner and tenant fell asleep. One unit was damaged by the fire and two by the sprinklers. ServPro came out and cleaned.
  - Gerhardt to head Dempsey Committee.
  
  - Parking Update: Alex and Ben have been talking about a Pilot program regarding the loading zones on Cherry and Mulberry. Alex talked about changing the meters around City Hall to be like the ones around the Federal Courthouse. Those are to be used for transactional business use at City Hall. Alex has been asked again when meters will be installed on Plum Street. Ben said UDA would need to talk about capital expenditure for purchase of meters. He does not have meters in stock to install along Plum Street. Ben attended the national conference in October. Conversation at the conference was the need for additional parking decks and mobility HUBS. Mobility HUBS are areas used for things such as Uber and Lyft driver wait areas, Amazon lockers, Amazon drone drop areas.
  
  - Rosa Parks Square funding proposal. Macon-Bibb County City Council has agreed to use \$900,000 from sale of Willie Annex Building to fund completion of the Rosa Park Square. UDA will need take out a loan or bonds to provide the funds for the project. The Friends of Rosa Parks Square Commission will need to find grants and fundraise for the project.
  
  - Walnut Street Property; UDA was contacted by Brooks and Leah Patterson about the property located as the corner of Seventh Street and Walnut Street. The Pattersons would like to develop that area with historic renovation of several buildings, new and improved street scape with bike lanes and a 2.5-acre park. Sheridan indicated UDA has an agreement with Day Break. If the Patterson's and Day Break can come to a mutual agreement and bring a plan of action to the next UDA meeting, the UDA would consider the leasing the property to the Pattersons.
- V. **Old Business:** Thomas provided a copy of a letter from a potential buyer for 233 Schell Avenue. Potential purchasers saw on the property and Zillow are extremely interested in making a cash offer but were concerned because the covenants stated the properties were for low income housing (they are moderate income). They currently live and are active in their community in Athens. They would keep their current home in Athens and live there 50% and here 50%. His grandfather lived on Main Street. Wife is a seamstress and does many things with the Arts Alliance in Athens. She would like to offer sewing lessons here. Jan Beeland is the chair for the Urban Land Trust and Alex is on the Board for the Urban Land Trust. Motion to support the sale of the property and for the Urban Land Trust to amend their covenants to allow low to moderate income housing by Richardson, second by Gerhardt. Motion carried.

Mill Hill Committee is Thomas, Jan Beeland and hopefully Ryan Griffin.

- VI. **New Business:** Donesha Gibson was introduced to the Board.

**Meeting Adjourned: 9:48 A.M.**