

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

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday, December 12, 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:

December 12, 2019

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

**Attending:** *Chris Sheridan, Kay Gerhardt, Loretta Thomas, Charles Richardson, Carey Pickard, Shannon Fickling, Gene Dunwody*

**Absent:** *Rick Hutto; Donesha Gibson*

**Staff:** *Alex Morrison; Victoria Jessie*

**Others in Attendance:** *Sharon Erickson, Larry Schlesinger, Bill Causey, Joseph Brown, Jan Beeland, Mindy Watts, Ashley Dicaro, Wanzina Jackson, Blake Sharpton, Suzy Garcia, Francis Gayon, Donna Dixon*

**Media:** *Liz Fabian*

**Called to Order: 8:35 AM**

- I. **Guest Introduction:** Victoria Jessie as UDA's Assistant Project Manager; Francis Gayon, student at Mt. DeSales who was shadowing Suzy Garcia.
- II. **Minutes Approval:** Motion by Gerhardt, second by Thomas to approve the November minutes. Motion carried.
- III. **Financial Report- Suzy Garcia:** Suzy gave a general update of the financials based on snapshot dated October 31, 2019. Dempsey audit is on track; UDA Dempsey Audit is almost complete. Operating Account – income little over budget; no money has been pulled from the savings; a new money market account should be open so that capital reserve funds can be placed there. The \$600,000 showing in the Parking funds is not complete picture. Invoices have been slow in coming in, December should reflect payment(s) of those invoices and balance should be closer to what is actually in the account. Board asked Suzy to provide a listing of Local Fund loans with balances and monthly payment amounts. With loans promised to 7<sup>th</sup> Street Salvage, Macon Rocks, Fall Line Brewery and Kinjo Kitchen – no more loans can be made at this time. Motion to accept financial report by Sheridan, second by Richardson. Motion carried.

**IV. Action Items:**

- Selection of Broker for Virgil Powers School: Bob Lewis & Associates was the only broker to respond to RFQ. Motion to accept Bob Lewis & Associates as broker to property by Richardson, second by Thomas. Motion carried.
- IGA for 440 Mulberry Elevator Contract: UDA will enter into an IGA with Macon-Bibb County in order to stay under their general elevator contract. Motion to accept IGA by Pickard, second by Thomas. Motion carried.

**V. Informational Items:**

- Central City Commons: Work is progressing. Developer is waiting on SBA approval (this should come in after the first of the year); all loans – including NewTown Macon are approved and will hold until end of January, 2020. Contractor will hold prices under January, 2020.
- Dempsey Update: Received 1 letter of intent on parking garage which was initially rejected. Alex and Gerhardt met with Stephanie Folsom to review the letter of intent and what the UDA wants. UDA countered back with a higher sales price, removed contingency that Buyer would have first right of refusal if UDA decided to sell the Dempsey. Also, UDA has to approve design and architect on parking garage. Potential Buyer has been out of town, waiting to hear if he accepts counter proposal.
- Parking Update: Joseph Brown gave a brief update. November was up 5% from November, 2018. Looking into possibly making certain areas “App Only Zones” – meaning actual meters would not be installed at those locations.
- Walnut Street Property: No other communication from the Pattersons since the last Board meeting. Mike Austin is looking at the property and looking to partner with Day Break to develop a workforce affordable housing project at that location. The Pattersons indicated they are okay with that solution. Housing Authority would manage the project. Bill Causey indicated that the developer would need to be made aware that Walnut Street at 7<sup>th</sup> Street is on the truck route that is being developed. The trucks would be making a right hand turn from Walnut Street onto 7<sup>th</sup> Street, developer would need to take that into consideration when making plans for the development.

**VI. Old Business: N/A**

- VII. New Business: Proclamations and awards given to Gene Dunwody, Shannon Fickling and Carey Pickard honoring their years of service for the UDA and to commemorate their retirement from the Board.**

***Meeting Adjourned: 9:41 A.M.***

**Macon Bibb County Urban Development Authority**  
**"Snapshot" Financial Report**  
**November 30, 2019**

Fund Name	Description of Fund	Cash on Hand/In Banks	Allowed Use of Funds on Hand
OPERATING	* General operations fund.	585,920.84	General Operations checking/money market accounts
	* Sources of regular income are Macon Bibb appropriations and some rental income.	283,436.96	CD/Investments
	* Income from sales of property reflected here .		
213 CLINTON STREET LLC	* Mill Hill project partnership. * Income is utility reimbursements and tax credit funds from Renasant Bank.	47,414.44	Mill Hill project
LOCAL LOAN FUND	* Receives loan payments from local downtown businesses that have borrowed money to finance and equip leased building space.	208,216.36	Loans to local businesses
PARKING FUND	* Receives parking fees and fines	612,762.01	Improvements to downtown areas that contain parking meters
PROPERTY FUND	* Accounts for activities related to property owned by MBUDA; restricted for uses put in place by contributor of funds	335,230.00	Restricted as noted by various contributors of funds
SECRETARY OF STATE FUND	* Project management for Secretary of State office on Coliseum Drive * Receives payment in and makes loan payment each month. * Excess funds are a management fee to MBUDA	19,839.71	Payments used to make debt service payments on loan Small excess on hand is management fee earned and is unrestricted
REVENUE BOND FUND	* 2013A Revenue Bond funds.	398,799.30	Restricted for uses outlined in noted in bond documents; example = Cherry St. project
<b>OTHER FUNDS:</b>			
DOWNTOWN CHALLENGE FUND	* Grant funds received from Community Foundation	12,295.00	Restricted for uses outlined in Community Foundation grant guidelines
MASTER PLAN FUND	* Grant funds received from Peyton Anderston Foundation	11,532.00	Restricted for uses outlined in Peyton Anderson grant guidelines
MICRO LOAN FUND	* Old loan funds - currently not in use	15,836.00	Not in use
REVOLVING LOAN FUND	* HUD restricted funds	1,549,073.60	Dannenburg Lofts project