

**Macon-Bibb County Urban Development Authority**  
**Fourth Floor Conference Room, Terminal Station**  
**200 Cherry Street Macon, GA 31201**  
**Board Meeting Minutes**  
**August 8, 2019**

Called to order: 8:43 am

Presiding: Kay Gerhardt, Vice Chair

Members in Attendance: Carey Pickard, Loretta Thomas, Kay Gerhardt, Rick Hutto

Members Absent: Shannon Fickling, Chris Sheridan Charles Richardson

Others Present: Bill Causey, Ben Steffen, Larry Schlesinger, Wanzina Jackson, Mike Austin, Mike Colbert, Sharon Erickson, JR Olive, Blake Sharpton, Lester Miller

Staff: Alex Morrison

Media:

Time convened 8:43 Time Adjourned: 10:39

Prior to calling the meeting to order Carey Pickard took a point of privilege to honor the work of Blake Sharpton and recognized his birthday.

#### **I. Minutes Approval**

- Motion by Pickard, second by Thomas to approve the July minutes. Motion carried.

#### **II. Financial Report-Alex Morrison**

- Garcia discussed the financial report for June sent by BWW as well as amended budgets. Motion by Hutto, second by Thomas to approve June financials. Motion carried. Motion by Pickard, Second by Thomas to approve the amended operations budget. Motion carried.

**III. Central City Commons-** Morrison gave a general update on the project status.

#### **IV. Dempsey Project and Budget-**

- Austin gave an update on the improvement plan for the building including a discussion of the atrium, increase in activities for residents, and security. Erickson said she is getting prepared for the meeting on the 24<sup>th</sup>.
- Sharpton gave an update on the parking deck and asked for approval to look into marketing the deck for sale.
- Garcia presented the Dempsey budget for approval. Motion by Pickard, Second by Thomas to approve the Dempsey budget. Motion Carried
- Motion by Pickard, Second by Thomas to approve up to \$100,000 for the chiller issues explained by Erickson. Motion carried.

#### **V. Parking Update and Budget**

- Steffen talked through the first year and budget which includes improvements to the office, lease payments for the office, and streetscape improvement. Garcia showed a budget that includes a new category for capital reserves and a management fee. Motion by Hutto, second by Pickard to approve the parking budget. Motion carried.

#### **VI. East Macon Project Update**

- Thomas, Olive, and Gerhardt spoke on the Open House on the 21<sup>st</sup>. Most of the project is underway for pressure washing and fixes to the walkways. The board requested Sheridan setup a meeting with Earl Barrs.

#### **VII. Old Business**

- Morrison asked for approval to apply for the Ga Cities loan for Bryan Nichols. Motion by Hutto, second by Thomas to approve.
- Morrison presented that Nichols had also applied for the UDA loan that had been approved by the loan committee. Motion by Pickard, second by Hutto to approve. Motion carried.

#### **VIII. New Business**

The Board discussed the retreat on Aug 30<sup>th</sup>

Meeting adjourned at 10:23