

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY**  
**REGULAR PUBLIC AUTHORITY MEETING**  
**FEBRUARY 13, 2020**

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday, February 13, 2020 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:

February 13, 2020

Presiding: Chris Sheridan, Chair  
Attending: Chris Sheridan, Kay Gerhardt, Loretta Thomas, Charles Richardson, Jan Beeland  
Absent: N/A  
Staff: Alex Morrison, Victoria Jessie, Donesha Gibson  
Others in Attendance: Sharon Erickson, Kathleen Mathews, Mike Austin,  
Greg L. Brown, Larry Schlesinger, Blake Sharpton, Joseph  
Brown, Bill Causey, Susan Garcia, Wanzina Jackson

Media: Liz Fabian

**Called to order: 8:31 A.M.**

- I. **Guest introduction:** Sheridan welcomed Kathleen Mathews and Joseph Brown
- II. **Minutes Approval:** Beeland noted prior to the approval of January 9<sup>th</sup> minutes the removal of Rick Hutto and Shannon Fickling from minutes. Motion by Sheridan, second by UDA Board. Motion carried.
- III. **Financial Report-Suzy Garcia:** There were two large expenses not budgeted for in operating cost: 1. Marketing Co \$50,000.00. 2. MAP Refreshing Grant \$40,000.00. The Parking budget is looking good and coming in over budget. From July-December, Parking was budgeted for \$600,000.00 currently has an upward budget of \$800,000.00. Per Morrison after payout of expenses there's a net of \$10,000.00. Due to have a meeting tomorrow regarding the Operating Budget. Currently operating at a deficit and may have to dip into savings (not a problem at this point). Budget to be amended before the end of the year. Sharpton noted the \$50,000.00 payment is within the budget and to be paid annually for a 5-year period totaling \$250,000.00.
- IV. Walnut Street Property (Pitched by Mike Austin and Kathleen Mathews)

Austin gave an overview of vision for property. Discussed the importance of affordable housing and the lack of affordable housing in the downtown Macon area (40 years). Without affordable housing the next step is homelessness. Downtown rentals are above \$950.00 monthly according to research. Austin attended a presentation by Mr. Morrison's MAP Update which reflected downtown Macon having a workforce of approximately 20,000 people with a large number unable to afford the cost of living downtown. MHA has partnered with DuPaul USA and Daybreak, creating a plan. Noted three barriers to affordable housing (land, development, construction). The plan for Walnut St. property is to acquire the land via donation from UDA or purchase at the lowest possible price. Also include 9% tax credit by applying for the Low-Income Housing Tax Credit (application due May 21, 2020 to DCA). This process involves inviting investors to come in and provide funding, obtain land, develop property and manage long term. Mathews discussed the workup of two buildings. The first building would consist of tenants and provide services such as respite care and a health clinic. The second building would be all residential. There will be a total of 80 units, housing a mixture of tenants (homeless referrals with on-going case management, MHA tenants & the working class). Rent for 1100 sq. ft. unit would be around \$600.00. Per Gerhardt, Daybreak will need to raise funding for the respite care portion of project. Estimated cost of residential only portion is \$15,000,000.00. Architect for this project will be Bob Brown. A key advantage to this location is its proximity to the terminal station; can be ready fall of 2021. Sheridan recommended keeping the historical context of the area, to draw up site plans and a formal offer to discuss at the next regular session board meeting. (Noted Gerhardt is the Board Chair for Daybreak and Richardson is the Chair of the fundraising committee for Daybreak's respite construction).

V. Informational Items:

- **Central City Commons** – Update postponed until later meeting
- **Dempsey Update:** Austin with MHA stated Dempsey committee will meet first part of March 2020. According to Erickson, the Dempsey currently has 8 vacant units, 7 are preleased, 5 are vacant due to fire damage but should be ready in March and 1 vacant on the side of roof leak. There are 121 applicants on the waiting list. The demographics trending for Dempsey (58% are over the age of 62 & 42% are disabled). Concerns for building: New REAC is August 2020, bids for basement, did a walk-through (maintenance noted brick façade cracked/fallen. These issues have an impact on REAC points. Repairs will be expensive. Austin stated AC repair/replacement has been approved by HUD, along with roof (expenses can come out of Reserve for Replacement Fund R4R & Project Fund). Morrison to meet with others tomorrow for a budget meeting. Project fund has upward of \$100,000.00. Folsom and Jessie provided Dempsey update for

garage and commercial components. Folsom stated there was an offer which was not accepted; also submitted package to local developer regarding the garage now waiting on feedback. Commercial space, no follow up on gaming venture and space available is too small for idea of a restaurant. Relayed request to UDA from a possible prospect regarding a lounge bar, however felt that UDA wouldn't approve. Beeland and Gerhardt agreed bar and lounge only would not work. It would have to incorporate a restaurant component.

Jessie stated she will look at the links/specks from Folsom to creatively advertise Dempsey and Mill Hill by expanding the UDA website and other social media outlets. Regarding commercial space (Lazy Donkey), Jessie has identified and has spoken with the owner/manager. Located in Carrollton, Ga. Stated per owner they are to be getting a health inspection. According to Jessie, there is no business license on file. Sheridan stated they're not likely going to do anything however once their lease is up, UDA needs to be proactive as possible and began process of advertising space availability. Garcia wanted to mention financial concerns for Dempsey addressing the cashflow issues. Garcia stated UDA may have to put in funds for Window Study however she will look at the financial statements.

- **Parking Update:** Revenue is up; meters are not seen as a deterrent. Morrison acknowledged Joseph Brown as the new Sr. Operations Manager for Lanier Parking. Brown stated he is in the process of getting up to speed to effectively manage department. He also mentioned the loading zone is due for restriping (3-4) angle spaces. Work on restriping to begin after Cherry Blossom Festival.

VI. Action Items:

- **Dempsey Capital Improvements:** Morrison requested the board approval for the following items regarding capital improvements: Tony Long has been approved for windows. The board was able to save \$51,000.00 due to negotiations by Sheridan. The roof has been inspected, bids updated and requesting rebids. Moved forward with lower bid for Air Handling/Cooling Tower (job to be completed by Hays Svc). Motion to approve by Richardson, second by Thomas. Motion carried.
- **Mill Hill Expenses:** Beeland updated board with railing cost (\$2990.00), brick mason work on Wells Fargo house & 213 Schell (\$1300.00). Chad is working on pricing, gave a preliminary budget; per Morrison previous packet had been approved. Termite protection done on all MH homes (\$300.00/house). Thomas referenced work to be done on 223 Schell property

(demo roof and work on porch). Closing with Bryant's scheduled for February 21, 2020. Buyer's also interested in 392 Taylor. They have a friend who is a contractor coming to look at property. Has a \$50,000.00 cash down payment and will finance the balance. Per Sharpton get survey recorded.

Improvements for Mill Hill property approval: Termite pest control, railings, authorize up to \$20,000.00 which includes roof & contingencies for 223 Schell. Funds to come from 2013 Bond Fund. Motion to approve by Sheridan, second by Thomas. Motion carried.

- **Annex Hotel Parking Agreement:** Go up to market rate, no steep discounts. There will be some dedicated parking. Shrine parking & Jean and Hall Florist will be affected. Motion to First Amend to IDP Charity Holding, second by Richardson. Motion to approve Sheridan.

VII. Old Business: No  
VIII. New Business: No

Next work session meeting is February 26, 2020 @ 12:30 P.M.

**Meeting Adjourn: 10:03 A.M.**