

MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
REGULAR PUBLIC AUTHORITY MEETING
MARCH 12, 2020

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

March 12, 2020

Presiding: Chris Sheridan, Chair

Attending: Kay Gerhardt, Jan Beeland, Cole Thomason, Loretta Thomas

Absent: Charles Richardson

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others in Attendance: Wanzina Jackson, Joseph Brown, Suzy Garcia, Larry Schlesinger, Blake Sharpton, Shannon Erickson, Greg Brown, Bill Causey

Media: Liz Fabian

Called to order: 8:32 a.m.

- I. Guest introduction – Greetings to all in attendance by board Chair.
- II. Minutes Approval – Motion to approve February 13, 2020 minutes Sheridan, move Beeland, second Gerhardt.
- III. Financial Report (Suzy Garcia) – Provided a general statement of financials and history. Operating fund over budget by \$50k due to expenses. 213 Clinton has a decrease in cash flow due to payments owed to UDA. Local Loan Fund had a minor line item correction, now showing a net profit of \$7k; Parking Fund cash flow generated showing

increase reflected in financial statements (\$129k). 213 Clinton LLC, entity that owns Mill Hill Community Arts Center; long-term income produced through the rental of facility. Any financial loss incurred by 213 Clinton, UDA not responsible, goes to Macon Arts Alliance. Beeland suggested having Julie Wilkerson with MAC attend a work session meeting to discuss long-term income plans for Mill Hill Community Arts Center. UDA received county request letter. Discussions on requesting an increase from the Macon Bibb Commissioners. Deadline for request is March 27, 2020. Motion to approve January statement Morrison, moved Gerhardt, second Beeland.

IV. Informational Items

- Dempsey Update – Dempsey committee meeting went well; brainstorming new ideas for residence, talks of making 2nd floor common area more inviting with television. Provide more events in the downstairs community room with bigscreen t.v., internet and better furniture. Gerhardt suggested possibility of applying for a small grant (\$5k Activity Fund). Future discussions on where funding would go for Dempsey. Attendance has decreased in residence participation of activities due to cost to residence. Police have cleaned up Third St. park area. Residence have been utilizing park area and are more comfortable going to the park. Police and independent security officer provide a sense of safety and security for residence. Erickson will incorporate a smaller Residential Committee group meeting, one tenant per floor to be a representative. This will help in making tenants more comfortable, allowing them to address their concerns and for Erickson to get a better perspective. Jessie and Vickers plan to meet sometime in May.
- Parking Updates – per Operations Manager, completed previous month evaluation, had Atlantic Station Team to come down and retrain old and new employees. Purposely changed routes of meter workers to keep things fresh, addressing phone calls from customers reporting non-working meters, also has increased

repair technicians from 2 techs to 6. In progress of working on exterior wall graffiti on Mulberry Garage, painting to be done, getting quotes on upper floors; replaced entry gate and will be interviewing on March 23, 2020 for Maintenance workers. The second booth has been opened operating from 4:30-6:30. Sheridan suggested paint type (Elastomeric) for upper level garage area. He will meet with Operations Manager before proceeding. Discussions of meter personnel to become Ambassadors and having distinguishable uniforms. Current uniforms for Ambassadors consist of orange polo, black cargo pants, logo on uniform with navy blue hats. More insight to be given to uniform design, making them distinguishable (Sheridan). Training Employees – Meter Enforcement training is 2 weeks, weekly meetings attended as well, employees are cross-trained. All new hires attend “I Am Macon” training. Employees learn area businesses, business owners, downtown areas and the community, providing better assistance and service to customers.

- Mill Hill Rehabs – sold first house, second home under contract (buyers have personal contractor to make some changes to house). Plans to relocate the washer/dryer vent also bringing their own appliances. Current appliances will be relocated to next rehab property. Buyers will put a down payment of \$50k and mortgage 450k. Inspection was done on March 11, 2020.

223 Schell updates – keeping costs affordable, will be working in-house with smaller contractors and local individuals who are receiving training in subcontracting (Patrick Turner). No budget at present for rehab (working plan and prices). Work to be done on roof, redecking, researching prices on Plumbing (Sheridan). Opened accounts with Marshall Lumber. Per Jessie, 3 purchase orders have been established: Sergio Alvarez, Pittman-Waller and Tony Long (Jessie assisting Sheridan with rehab project management). Sheridan will be pro bono project manager. Contracts will be drawn up between UDA and

subcontractors/suppliers; to be approved by Jessie. Keeping board informed of expenses that will be incurred.

V. Action Items

- Georgia Cities Foundation Loan Resolution – was approved by a previous motion. Project is located at 497 Second St. (Kinjo), closing on loan, UDA not liable, money not touched by UDA, goes directly to project. Request to formally approve Georgia Cities Foundation Loan Resolution (Sharpton), moved (Gerhardt), second (Beeland). Motion passed.
- Macon Bibb County Energy Savings Bond Resolution – wide ranging projects, requested by commission, UDA acting as bond issuer also UDA has zero administrative costs, county in full control, this is a draw down loan. Motion to enact the Macon Bibb County Energy Savings Bond Resolution (Sheridan), moved (Gerhardt), second (Thomason). Motion passed.
- Walnut Street Purchase Agreement – Bd member enacted self-recusal. Formal offer presented by Macon Housing Authority for \$75k; will be mixed use, affordable housing. Purchase and develop, reserving a portion of property space for DePaul (Medical facility/Transitional Housing). Property was acquired by UDA in 2000 from Atlanta Gas Light Company. UDA formally accept offer with the conditions of negotiable items (MHA receive tax credit; UDA retain some architectural control. Sheridan and Morrison to negotiate final PSA. **Noted in minutes request:** *For project to be done, it needs to be very well designed architecturally; cannot look like typical housing project. It needs to improve and incentivize the area.* Motion (Thomas), moved (?) second (Beeland).
- A. Brooke Haven Sidewalk Café – located at 401 Cherry St. Business submitted application requesting approval, no fences, removable furniture. Board addressed concerns: appropriate location, furniture type, maintenance and upkeep of furniture,

sidewalk stability. UDA has no authority to enforce and does not issue permits. Can insert adoptable guidelines. Motion (Sheridan), move to approve (Gerhardt) subject to conditions of metal/weatherproof furniture, low maintenance, in accordance with previously established guidelines, second (Beeland), opposed (Thomason). Note (Sheridan): moving forward help facilitate written sidewalk ordinances. Jessie to research ordinances with planning and zoning; possibly speak with Scott Page with MAP. What's on record? Needs to be handled by an enforcement authority.

- VI. Mill Hill Arts Center Irrigation – Proposal of \$8500.00 to pay for irrigation system. Request funding come from 213 Clinton LLC. Suzy to review financials. A vote on irrigation funding may be done via email move forward with motion. Motion to approve the cost of Mill Hill Arts Center Irrigation system to be paid by 213 Clinton St. LLC, once paid, review financials and balance to be transferred to UDA operating account (Gerhardt). Second (Beeland). Moved (Sheridan).

VII. New Business

- Sheridan to meet with new board members bringing them up to speed on UDA financials and functions of Authority.

Meeting adjourned: 10:15a.m.