

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
REGULAR PUBLIC AUTHORITY MEETING
April 9, 2020**

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday, April 9, 2020 at 8:30 a.m. via Conference Call. The agenda was as follows:

April 9, 2020

Presiding: Chris Sheridan, Chair

Attending: Chris Sheridan, Kay Gerhardt, Cole Thomason, Jan Beeland,
Loretta Thomas, Charles Richardson

Absent: Charles Callender

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others in Attendance: Wanzina Jackson, Mayor Reichert, Suzy Garcia,
Stephanie Folsom, Sharon Erickson, Blake Sharpton,
Greg Brown

Meeting Began: 8:31 A.M.

- I. Minutes Approval: Motion to approve March minutes (Gerhardt), 2nd (Richardson), Approved (Sheridan, Thomas, Beeland, Gerhardt)
- II. Financial Report-Suzy Garcia: nothing unusual in the Operating Fund, 213 Clinton- researching if any money owed to UDA; researching prior bookkeepers' records from June 30, 2018. Local Loan Fund amortization notes to be adjusted. New account "Mill Hill Revolving Fund" includes the sale of property. Funds in account will be reinvested in the Mill Hill

community. Motion to approve February statements (Richardson), 2nd (Gerhardt), approved (Beeland, Gerhardt, Richardson, Sheridan).

III. Action Items

a. Dempsey Lease (secured by Folsom)

Alexandria, commercial tenant, requested repairs

Renovation estimate is reasonable

Funding source-Project fund at UDA Dempsey

Motion to approve (Gerhardt), 2nd (Richardson), Approved (Beeland, Gerhardt, Richardson, Sheridan)

b. UDA Dempsey LLC Audit Approval

Submitted to HUD, Creditors, Rating Agencies

Conclusion-Clean Opinion

Submitting for approval: Motion to approve (Gerhardt), 2nd (Richardson), approved (Beeland, Gerhardt, Richardson, Sheridan)

c. Dempsey Roofing Bid Selection

Sheridan and Jessie working with Erickson on roofing

Project-to fix the roof over Vital Signs affecting the Dempsey unit

3 bids, bids were revised, and drawings submitted

Low bid (Roofing Atlanta); Erickson has worked with this company in the past with Dempsey roof jobs and was satisfied with the jobs

Motion to approve (Gerhardt), 2nd (Richardson), approved (Sheridan, Beeland, Gerhardt, Richardson, Thomas)

d. Virgil Powers School Proposal (briefed by Mayor)

To approve long term ground lease

Property was transferred to UDA; Woda/Cooper interested in sites (Virgil Powers & Fulton Baptist Church). To develop workforce housing. Low Income Housing Tax Credit application (in progress).

Ground lease needed for approval to receive points from DCA; lease of \$100.00 per year for 45 years/establish site control, keep existing structure. Possibly have Dennis Blackburn with company come and speak with board. Final lease not executed unless credits received.

Motion to approve (Thomason), 2nd (Richardson), approved (Beeland, Gerhardt, Richardson, Thomas, Thomason, Sheridan)

Old Business: None

New Business: None

Meeting Adjourned: 9:21 A.M.