

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
REGULAR PUBLIC AUTHORITY MEETING
May 14, 2020**

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday, May 14, 2020 at 8:30 a.m. via Conference Call. The agenda was as follows:

May 14, 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, Blake Sharpton, Greg Brown,
Mike Austin

Meeting Began: 8:36 A.M.

- I. Minutes Approval: Motion to approve minutes (Sheridan), moved (Gerhardt), second (Beeland), approved
- II. Financial Report-Suzy Garcia: Operating Fund, corrections on reimbursements will show as receivable until further notice; 213 Clinton, researching balance due to operating fund, corrections pending. Parking Fund, revenue down due to meter shutdown, has spoken with operations manager in reference to invoices. Three months extension have been authorized to all local loan fund borrowers; to resume in July. Maturity dates will be adjusted and added to the back of loan. Letter agreement to be drafted for borrowers.

Parking Deck (440 Mulberry St Parking Deck), expenses owed to Macon Bibb County from UDA are compiled and due to be paid back over a period. Copies of expenses to be provided to Suzy. Motion to approve March 2020 financials (Sheridan), moved (Gerhardt), second (Thomas), approved.

III. Action Items

1. Second Street Property Acquisition; 1174 Second St Lane to be purchase by UDA through the land bank for \$3500. Looking to improve the property value and possibly resale. Recouping funds for work investment provided by UDA maybe discussed with Woda-Cooper. Motion (Sheridan), moved (Richardson), second (Thomas), motion passed.
2. Four Seasons Landscaping Agreement: New Contract (1yr), currently working Mill Hill area (not including auditorium area). Will do initial cleaning and monthly rotation. One-time fee of \$1350.00, monthly charge of \$432.00, half the cost of previous provider. Beginning June 2020. Motion to approve (Sheridan), moved (Beeland), second (Thomas), approved.
3. Felicia's Cake Factory: currently has a 3-year lease due to expire at the end of the month (May 2020). UDA inherited lease from previous Dempsey owner. Payment history shows payments were made on time. Tenant request to stay also requested forbearance. Request to extend lease, also work out new extended lease. Give tenant a buffer and gradually increase rent over time. Sharpton offered suggestion of resuming payments which includes allowing for buffer June, July, August, September(?) resume payments at \$650.00 for first year and June 1, 2021 increase rent payment to \$700.00; stairstep. Motion (?), moved (Richardson), second (Thomas), motion passed.

IV. Discussion Items

1. Virgil Powers Property: Received positive feed-back from board members. Tax Credit application moving along, land use restrictions to be considered. No action item needed.

Woda-Cooper requested permission to change Work Force Housing category from Family to HFOP (Housing For Older Persons). The new category would require that 80% of units be for individuals 55+ and require the installation of an elevator. This would create a better market, more stability and a long-term population. Increases the possibility of receiving 2 Tax Credits (greater benefits) (stated request to be added to the minutes via Mayor Reichert).

V. Old Business

1. Anticipating floorplan prices for Schell Ave project; looking to have next week. Project to start as soon as possible once price is accepted. Should be completed in approximately 4 months.
2. Patrick Turner began work at the Dempsey today. Project estimated at \$5000.00. Occupy date upon completion is July 1, 2020.

VI. New Business

1. Willie Hill Annex (proposed hotel project) asking for continued support however no additional obligation outside of what has already been agreed upon. Motion of support for project (Sheridan), moved (Gerhardt), second (Thomas), motion passed.
2. Condolences to Charles Callender on the passing of Father-In-Law. Board to send letter/card of sympathy.

Meeting adjourned: 9:27A.M.