

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY  
REGULAR PUBLIC AUTHORITY MEETING  
June 11, 2020**

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday, June 11, 2020 at 8:30 a.m. via Conference Call. The agenda was as follows:

June 11, 2020

Presiding: Chris Sheridan, Chair

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

Absent: Charles Callender, Cole Thomason

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others: Mike Austin, Mayor Reichert, Quanita Rhodes, Stephanie Folsom,  
Suzy Garcia, Blake Sharpton, Sharon Erickson, Deni Blackburne

Media: Liz Fabian

- I. Minutes Approval – Minutes approval with the correction of Four Seasons contract to begin in June instead of July. Motion to approve (Gerhardt), 2<sup>nd</sup> (Beeland), motion approved/passed.
- II. Financial Report (Suzy Garcia) – Financial reporting for April;
  - a. Operating Account showing \$62k loss, corrections made due to funds showed owed to UDA from 213 Clinton, recorded as “transfer out”. Also large invoice from MAP of \$10k.

- b. Working on plans to present Operating Budget at next work session meeting.
- c. Local Loan Fund – payments suspended April, May and June; little to no activity.
- d. Money owed to Macon-Bibb County for Parking Deck repairs and utilities \$65k recorded for April. Board Chairman suggested Morrison, Garcia, Lanier Parking and Sheridan meet and do a walk-through and discuss future costs for maintenance and upkeep. Motion to approve April financials (Sheridan), moved (Beeland), 2<sup>nd</sup> (Gerhardt), approved/passed (Sheridan).

### III. Action Items

- a. Dempsey Budget (Mike Austin with MHA presented budget)  
3 large categories discussed: Total Income (all rental income, commercial and interest on investments, Total Administrative Costs and Total Maintenance & Operations  
Currently Dempsey showing \$62k to the good.  
Social Services/Activities to be discussed given the new climate revolving around Covid-19. Funds are budgeted for Social Services.  
RSC-Resident Services Coordinator Grant; applied for annually.  
Dempsey has good track record; process is lengthy when receiving funds. Currently the Dempsey has 2 RSC's on staff. They assist the residents with many different services and resources such as: helping with preparing documents for recertifications, looking for cleaning providers, assistance with balancing check books just to name a few.  
Grant received this year in the amount of \$119k; covers any expenses incurred by RSC's, nothing out of Operating Budget funds RSC position. No Grant, No RSC. First reimbursement has been submitted, covering January-April in the amount of \$35,282.00. HUD has approved. Looking to resume meetings with Dempsey Board members as soon as possible via Zoom or conference call, updating UDA Board periodically. Covid has lowered operating expenses while simultaneously affecting certain areas of tenant living. Suspension of

social activities went into effect immediately. RSC's have continued to provide their services.

Proformer- Began at \$125k, current is \$62k. Two large expenses: Security is a large expense. Research has begun in finding a cheaper security provider without sacrificing quality service. Also \$50k for Mail. Proformer is unpredictable and will fluctuate. REAC also unpredictable and will affect the budget. REAC will not be coming this year but will resume in 2021. OCAF (Operating Cost Adjustment Factor) which is HUD issued fluctuates as well. Austin explained that the revenue of affordable housing has a cap by statute however the expenses of affordable housing does NOT. Board Chairman suggested that MHA/UDA look over, line by line the main drivers to proactively control the budget.

Counsel explained the debts that are carried by UDA/Dempsey: first is the bond issue and second are the HUD Held Loans, which the HHL are paid with available cash (aka excess proceeds) after all operating and sr. expenses are paid. Trustee Funding Waterfall Process explains the breakdown of funds sent to Trustee from MHA for Operational Purposes: Total Operations Expenditure divided by 12, Trustee takes funds, transfers to Operating Acct, Housing Authority to deposit ALL revenue to Trust Held Acct. Housing Authority receives monthly amount. As for reporting, the Macon Housing Authority is obligated to report to HUD via the REAC system.

Garcia wanted to make aware of the debt coverage ratio. At present the DCR should be \$1.2 million, presently available is \$1.1million. Motion to approve (Sheridan), moved (Beeland), 2<sup>nd</sup> (Thomas), approved.

- b. Woda-Cooper Inducement Documents – UDA submitted proposed changes to Woda-Cooper for consideration such as: indemnity features and UDA expenses paid via WC.

Updated Novation for other 2 parcels transferred by Macon-Bibb County Commission. Amendment to Novation approved by Committee of the Whole, will go before the Commission next

Tuesday for final approval. Concern for church preservation were raised. Mayor Reichert discussed advancing \$146k from RLF along with funding from Housing Fund to go towards project for Woda-Cooper to score extra points.

Deni Blackburne gives insight into the Hawthorne Commons project; per Blackburne units will be added to the school and not to the church, \$50k will go towards the exterior which will include a new roof; will then be leased back to the church at no costs. There will be fewer units. Department of Community Affairs application will be submitted next week.

Motion#1 (To approve Amended Novation Agreement with Macon-Bibb County) motion (Sheridan), moved (Beeland), 2<sup>nd</sup> (Gerhardt), motion passed.

Motion#2 (To approve to enter Ground Lease with Woda-Cooper Inc., approving Lease Option Agreement with Final terms to be approved by Staff and Counsel) motion (Sheridan), moved (Gerhardt), 2<sup>nd</sup> (Thomas), motion passed.

#### IV. Discussion Items

- a. Mill Hill Activity – Work done on 233 provided by new contractor, was given additional time to provide pricing estimate to UDA. Four Seasons has provided cleanup. Causey, Chad and Beeland met at MH to discuss removal of concrete along left side of building, began work on irrigation system, discovered drainage issues. Chad provided estimate. Discussed resolution with Morrison. Macon-Bibb Public Works will assist with project. Chad to provide final resolution along with landscaping plan. No final cost estimate at this time however should be available on or before July Regular session meeting. Pending later approval, 209 Schell needs a new roof. Price to be provided by Pittman-Waller this week.  
Garden St. (Parker House) – 217 Garden St was purchased by UDA for \$3500.00. House built between 1860-1870. Covered in vines that require removal; in good condition, pictures to be taken once

overgrowth is cleared. House is on the Sanford Map and has historical significance.

- b. RCC Presentation – to be discussed later.
- V. Old Business
- a. Dempsey (Marketing) – Marketing of parking deck parcel listing agreement expires on June 20, 2020. Folsom request to continue to market property, keeping the price the same for another 6 months listing agreement. Spoke with local and non-local developers each stated property is not conducive for “High End” condos; possibly affordable lofts. Ceiling height is an issue, also difficult build-out. Suggesting removing the idea/use for “High” End and allow developers to present ideas in a proposal and present to the board. Motion authorized for new listing agreement includes opportunity for rental residential. Motion (Sheridan), 2<sup>nd</sup> (Thomas), Motion approved.
  - b. Budget Inquiry – Remained level at \$90k
- VI. New Business – No new Business

Meeting Adjourned 10:16 A.M.