

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
REGULAR SESSION PUBLIC AUTHORITY MEETING**

July 09, 2020

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday, July 09, 2020 at 8:30 a.m. via Conference Call.

The agenda was as follows:

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Presiding: Chris Sheridan, Chair

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

Absent: Suzy Garcia

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others: Blake Sharpton, George Greer, Carter Brown, Rhett Holmes,
Bob Lewis

Media Liz Fabian

I. Minutes Approval

Motion to approve June Regular Session minutes (Sheridan), moved (Gerhardt), second Beeland), approved.

II. Financial Report – Suzy Garcia (update provided by Morrison)

Fairly typical month for May; only major transaction was the 2nd Draw from RLF for Macon Housing Authority, Tindall Sr. Towers.

Motion (Sheridan), moved (Gerhardt), second (Beeland), Financials approved, motion passed.

III. Action Items

- Willie Hill Annex Hotel Inducement Resolution

Willie Hill Annex (f.k.a. Southern Trust Bldg.) 682 Cherry St. Project headed by Rhett Holmes, Carter Brown and George Grier. Due to pandemic, unable to close financing; UDA working in partnership to help move project along. Currently in resolution stage. Agreement is for Willie Hill and UDA to work together, to agree to basic terms. Good Faith Expression to issue bonds but subject to future action of The Authority. Bond Resolution to include form of IGA between Macon Bibb County and The Authority, form of loan agreement between The Authority and IDP Cherry Holding. County will be held responsible if payments are not made. UDA not financially liable for payments. The Authority will enter an Intergovernmental contract with the county to support debt service on bonds. Request of proposal submitted to lenders.

Hotel Description – 94 rooms, roof top bar, restaurant, wine and coffee bar. Presented to Macon Bibb County Commissioners 2 weeks ago.

Motion to Approve Inducement Resolution of The Macon Bibb County Urban Development Authority Approving Proposed Financing for IDP Cherry Holdings, LP In an Amount Not to Exceed \$22,255,000.00 (Sharpton), moved (Gerhardt), second (Thomas), motion passed.

- Façade Easement Quitclaim for Jos. N. Neel Building

Purchaser and seller requesting that easement for aluminum façade be removed as part of transaction. Requesting UDA Quitclaim façade easement on aluminum façade allowing for a clear title. Per Mr. Lewis, there is nothing to show currently, but the project is a multi-million-dollar development. UDA expressed need to

have input/involvement in the process; with the focus on new design being historically compatible (to be discussed later).

Motion to approve Quitclaim deed (Sheridan), moved (Gerhardt), motion passed.

IV. Discussion Items

- Mill Hill Activity –

223 Schell, project status is pending, finalizing agreement, working with local contractors; estimated cost of project is \$100k.

Reroofing of 209 Schell will soon commence

- 217 Garden St –

Exterior of house needs to be cleaned before photographing. Beeland spoke with Chad at Evergreen, price quoted for cleaning is \$1600.00. Motion to approve payment for cleanup of 217 Garden St (Beeland), moved (Gerhardt), motion passed.

- RCC Presentation (provided by Morrison) –

Reimagining the Civic Commons is a multi-city network funded by different foundations. Discussed the use of public spaces and the improving Civic Engagements. The Knight Foundation is a lead funder. Three issues plaguing urban areas (segregation, isolation, distrust). Currently there are 10 cities in the RCC Cohort.

Briefly discussed the 4 Elements of RCC: Civic Engagements (more people involved in decision making together), Socio Economic Mixing (all people use public spaces), Value Creation (overall equity in neighborhoods) and Environmental Sustainability. How to have a better city emotionally and financially?

Measurement tools/analysis to be provided by Interface Studios.

Looking to connect neighborhoods through the Downtown Core beginning with Mill Hill and Pleasant Hill.

UDA involvement (lead conveners). Knight Foundation to cover travel expenses and some other expenses; Civic Commons to pay for Interface.

V. Old Business

- Central City Commons –

Update pending, ongoing discussions, report soon to follow.

- 371 Third (Alexandria's) –

A walk through with new tenants was done last week. Punch list items include cleaning and a small repair. Meeting with contractors today.

VI. New Business (No New Business)