

MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
REGULAR SESSION MEETING
August 13, 2020

A called meeting of the Macon-Bibb County Urban Development Authority held
on Thursday August 13, 2020 at 8:30 a.m. via conference call.

The agenda was as follows:

August 13, 2020

Presiding: Chris Sheridan

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

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others in Attendance: Suzy Garcia, Blake Sharpton, Wanzina Jackson,
Bill Causey, Sharon Erickson, Joseph Brown, Greg Brown,
Mayor Reichert

Absent: Charles Richardson

Media: Liz Fabian

Called to order- 8:35 a.m.

Adjourned- 10:38 p.m.

- I. Minutes Approval – Motion to approve (Beeland), 2nd (Gerhardt), minutes approved.
- II. Financial Report – (Garcia), cash balance, no huge change; 213 Clinton paid back \$22k owed to operating fund adjustments to be made on (6/30/2020) year end financials

Spoke with auditor; should be ready by October

Parking Fund, owe Lanier approximately \$50k for June; Cash on hand for Parking Fund is \$400k, invoices due lag however not unusual (note with Renasant continue to be paid also money continue to be applied towards Maintenance Reserve/Downtown Improvement Fund)
May need to move additional funds.

Revolving Loan Fund, didn't make payment for draw on Tindall Fields
Per Mr. J. Brown, in reference to Mulberry Parking Garage, has spoken with Pittman-Waller, assessed damage, looking to get estimate for elevator, light fixture and graffiti.

Professional Fees, \$50k paid out of Operating Fund for Barkan (consulting fee); not budgeted for last year however has budgeted for this year. Under budget for professional fees upon later findings.

Motion to approve financials (Sheridan), moved (Gerhardt), 2nd (Callender), motion passed.

III. Action Items:

- Parking System Changes – approve 2 changes, remove meters from specific government center area and replace with 30-minute parking for government business; will continue to allow for parking enforcement in modified area
Add meters to another block (2nd and 3rd on Plum); recycle meters removed from government center
Based on activity, looking at Dynamic Pricing Change; 400 block of Poplar, price would decrease (\$1.00 - .75), Rookery area price would increase (\$1.50 - \$1.75)
Per Mr. Brown, would need to speak with Mackay Meters
(Morrison/Brown to return with detailed proposal to include usage of funds and signage for price changes, per board)
Motion to approve physical relocation of meters (Sheridan), moved (Beeland), 2nd (Gerhardt), motion passed.
- Ally Fitness Loan Assumption – original owner moving; process of selling gym

Assumption of note by new owners (Rebecca and John). New owners have provided 3yrs. Tax returns, bank statements and financial statements; will not need to extend life of loan, personal guarantee to be signed

\$500.00 fee to be charged to new owners

Original owners to be removed from note (original loan amt \$30k, balance on loan \$23k)

Motion to approve AF Loan Assumption (Sheridan), moved (Thomason), 2nd (Thomas), motion passed.

- Mill Hill Drainage Expense – Left side of Mill Hill Community Art Center cleared, public works removed concrete, drainage going under building.

Regrading towards Clinton St. (move water away from site)

Funding (\$7,560.00) for project to come out of 213 Account

Move to approve (Gerhardt), 2nd (Beeland), motion passed.

IV. Discussion Items

- Mill Hill Activity – construction to begin August 17th on 223 Schell (8-week project); water and power on no later than the 17th
No price on bathroom addition for Taylor St house (question of placing hot water heater; tankless water heater suggested and is less expensive

New roof has been put on 209 Schell (pricing improvements on other areas of 209 pending)

Vendor application has been submitted to Patrick

Mill Hill Committee met and discussed renovation/bathroom addition

Thomas and Jessie will meet to discuss marketing property, 223 Schell (Jessie to get a quote on signage for property marketing as well)

Committee to provide address of next MH property to be fixed.

217 Garden has not been cleaned; someone should be out today around 10 AM to begin work.

- Dempsey Update – Felicia’s, 365 Third St, on month to month lease (at request of tenant)
 Alexandria’s, 371 Third St to receive inspection certification within 2-3 weeks from fire department (FD behind due to COVID)
 Jessie and Mayor to follow up with FD
 Apartments – 97 % occupancy, moving in tenants slow due to COVID, improvements on 2nd floor common area are to remove the existing carpet (trip hazard) and replace with 20 grade LVP
 Project cost is \$10,517.00 (AJ Thompson Flooring); has been put in the budget and to be reimbursed out of Reserve Fund.
 Motion to approve improvements and costs (Thomas), 2nd (Gerhardt), motion passed.
 REAC inspection will not take place this August; will resume inspection 2021(due to COVID)
 Meeting with Tax Assessors has been postponed.
 Transfer Switch on hold; need to be seen by City Inspector Lazy Donkey – via Business License, electrical inspection done February 2020; reached to electrical inspection department multiple times no response (Jessie/Erickson); rent has been paid
 Follow up with Mayor
 Continued interest is being shown in Adriana’s location.

Session closed 9:51 a.m. - motion (Thomason), second (Gerhardt), passed.

- V. Executive Session 9:51 a.m. – 10:32 a.m. (minutes documented separately)
 Motion to close Executive Session and reopen Regular Session 10:32 a.m. (Gerhardt), 2nd (Thomas)
 Motion to tender \$10,006.72 to Nelco for payment demand for Architectural Services. (Gerhardt), 2nd (Thomas), motion passed

- VI. Old Business – New Town approved secondary loan

VII. New Business –

Community Foundation of Central Ga; UDA was asked to handle invoices (Cotton Ave Project/Whittle Park), will be receiving grant funding from Community Foundation of Central Georgia

Motion to accept grant (Thomas), 2nd (Gerhardt), motion passed

Meeting adjourned – 10:38 a.m.