

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
REGULAR SESSION MEETING
September 10, 2020**

A called meeting of the Macon-Bibb County Urban Development Authority held
on Thursday September 10, 2020 at 8:30 a.m. via conference call.

The agenda was as follows:

September 10, 2020

Presiding: Chris Sheridan

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

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others in Attendance: Suzy Garcia, Blake Sharpton, Stephanie Folsom
Joseph Brown, Mike Austin

Absent: Charles Callender

Media: Liz Fabian

Called to order- 8:34 a.m.

Adjourned- 10:07 a.m.

- I. Approval – motion (Sheridan), moved (Beeland), 2nd (Richardson) motion passed
- II. Financial Report (Garcia) – Operating Fund, Bond Issuers fee income of \$10k for hotel project.
Received \$2900.00 grant from Community Foundation for statue removal (Whittle Park); to be reimbursed.

213 Clinton \$2700.00, professional fee (tax return)

Local Loan Fund – all local loans have resumed payments except for 1. Morrison to follow up with borrower.

Auditors – working on getting financials to auditor by the end of the month.

Cherry Street Sidewalk/Revenue Bond Fund – Garcia to follow up in response to balance inquiry.

Mill Hill (county financials) approximately \$200k. Looking to begin work on other projects in Mill Hill area.

FY End- will follow up with revenue/expenses, also will send projections of revenue/expenses for next year

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

III. Discussion Items

- Mill Activity – Mill Committee met with Macon Arts Alliance and discussed plans and activities of Mill Hill Village. Open House is scheduled for October 10th, 10 a.m.-2p.m.

Marketing plans pending; renovation of property is on schedule; Pat Turner doing a good job.

Need to address exterior aesthetics of Mill Hill tenant property. UDA staff to speak with tenant (property to be cleaned) and carport removed; will speak with Turner about carport removal.

- Dempsey Update – Discussed beginning work on upstairs area for tenant use and work on windows.

Barbara Gray (Alexandria's Boutique & Salon) officially opened 9/1/2020. Tenants from the Dempsey showing interest in the store.

Folsom continuing to show Adriana's (noted some ceiling tiles are damaged and have fallen; this affects showing space).

Dempsey Garage area quiet, not much activity. Downtown overall quiet however revenue in the areas of parking, restaurants and retail are beginning to trend upwards.

Austin (w/MHA) reported Dempsey now has an Assistant Property Manager (Yvonne Williams) with 98% occupancy. Received \$61k from HUD for flooring reimbursement.

UDA Dempsey is current with MHA. Cooling tower has been replaced; utilities have declined since installation (received credit from MWA). As of July, \$530k in Reserve Fund; discussed window preservation and repair.

Lazy Donkey, business license inspector relocated, working through communications gap with Lazy Donkey and business license department. UDA will follow up.

- Parking Update – Trending upward; Brown provided capital updates. Employees trained and promoted.
Discussed pricing changes, began familiarizing self with Passport software, ordered new bags for meters.
Relocation of meters pending. Meters are in stock, space identification to be marked, should be completed by the end of October.

IV. Old Business – None

V. New Business – None

VI. Motion to enter Executive Session (9:34a.m.) Sheridan, moved Beeland, 2nd Gerhardt, motion passed. (minutes notated separately)
Motion to leave Executive Session (9:54 a.m.) Sheridan, 2nd (Gerhardt) Move to terminate Development Agreement with Macon-Bibb County Commissioners and MMI-Thornton and authorize UDA Counsel to take necessary steps to notify the other parties that UDA has done this. (Gerhardt), 2nd (Richardson), motion passed.

Meeting Adjourned 10:07 a.m.