

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
REGULAR SESSION MEETING
October 8, 2020**

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

The agenda was as follows:

October 8, 2020

Presiding: Chris Sheridan

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

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others in Attendance: Suzy Garcia, Blake Sharpton, Sharon Erickson,
Leslie Coia

Absent: Charles Callender

Media: Liz Fabian

Called to order- 8:37 a.m.

Adjourned- 10:06 a.m.

- I. Minutes Approval – motion to approve (Sheridan), moved (Beeland), 2nd (Gerhardt), motion passed
- II. Financials (S.Garcia) – current budget deficit \$150k, looking for higher appropriations from Macon-Bibb next year
Operating fund - \$2900.00 outlay from Community Foundation Grant shown as income

Nelco- to be reclassified as payout (receivable from MMI-Thornton)

Parking Fund-\$84k (revenue decrease)

Nothing unusual in finances

Note, UDA does not budget for bond fees

Will provide YTD budget to Actual for next meeting

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

III. Action Items

A. Bond Inducement Request

Willingham/Neal property at Holt & Roth

Issue bond to support low income housing

Tax project (4% allocation)

Pass through bond-no liability to UDA

Will be first project in Macon done by this firm (Round Stone Development/George Johnson)

Motion to support inducement (Sheridan), moved (Gerhardt), 2nd (Richardson), motion passed

B. Lease Agreement Rotary Park

Tenant-Ms. Lambert

5yr lease @ \$100.00 yearly

Take over utilities, management

Negotiate additional 5yr term at the end of first 5yr term

Suggested that UDA touch base w/Rotary Club to make aware

Motion to approve negotiation of final terms of Lease Agreement pending discussion with Morrison, Sharpton and Gerhardt (Sheridan), moved (Thomason), 2nd (Gerhardt), motion passed

IV. Discussion Items

A. Dempsey Update

Per Erickson, expecting REAC this year

Dempsey visitors and tenants maintaining social distancing and mask wearing; units stand at 99% occupancy with 90+ on the waiting list

Alternator went out on generator; had to be replaced. Expenses were covered with RFR Account funds. Financial statements to be provided to board quarterly (week before meetings).

Dempsey Storefront-UDA Project Director met with Enrique Lopez (Lazy Donkey) Tuesday; electrical, mechanical, and plumbing inspection pending. To be in touch with Business Inspection Dept. Lease expires May 2021.

Alexandria's is doing well.

Vacant Storefront (Former Adriana's)-ceiling tile to be fixed/replaced; Project to be handled by Jessie/Folsom. Per Dempsey Property Manager, on-site maintenance can provide service if need be. Suggested that dates be written on tiles.

B. Mill Hill Update

One house to clean today

Multiple marketing outlets involved w/marketing upcoming Open House (i.e. NewTown Macon, Macon Arts Alliance); signs to be posted today, cleanup done yesterday. Social distancing will be stressed & hand sanitizer provided

Planning for larger event down the road

317 Garden St-Kudzu removed, photos taken

213 Clinton St-trees planted, irrigation installed

Next house?-209 Schell Ave

C. Parking Update

Revenue has increased

September was a good month; trending upward

Meters moved by the end of October

Graffiti coverage at garage; pricing on cameras pending

Restriping to be done over a period of time

Morrison to provide report as requested by chairman

V. Old Business

A. Train Recreation Center

Building renovation

Piedmont (rehab expenses)

Macon-Bibb to contribute towards project (\$1.3-\$1.4 million)

Tax Credit Federal/State-UDA Facilitate

Single Person LLC entity (5yr owned)

UDA-no out of pocket

Anticipated to be approved by current administration

Tax Credit Consultant-Historic Macon

B. Central City Commons

Sharpton and Jessie to meet today; will report back and follow up.

VI. New Business

Today is the last of official meeting with Sheridan as UDA Board Chairman.

New member Ryan Griffin

After November 5th Board Meeting Gerhardt to become Chairman