

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

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

The agenda was as follows:

December 10, 2020

Presiding: Kay Gerhardt

Attending: Kay Gerhardt, Jan Beeland, Charles Richardson,  
Dr. Charles Callendar, Loretta Thomas, Ryan Griffin

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others in Attendance: Suzy Garcia, Blake Sharpton, Sharon Erickson,  
Lesley Coia, Greg Brown, Joseph Brown, Robbo Hatcher

Absent: Cole Thomason

Media: Liz Fabian

Called to order- 8:30 a.m.

Adjourned- 11:01 a.m.

Others: Wanzina Jackson, Sharon Erickson, Suzy Garcia, Blake Sharpton,  
Chris Sheridan, Joseph Brown, David Branch, Brandt Reed,  
Barry Branch, Clyde Good, Kent Neil, Greg Brown

***Motion to amend agenda to include Audit Review (Beeland), 2<sup>nd</sup> (Richardson),  
motion passed***

- I. New Member Addition
- II. Minutes Approval – Motion to approve minutes (Beeland), 2<sup>nd</sup> (Richardson)
- III. Financials (Garcia) – No unusual activity; Operating Fund showing a small deficit of \$5700.00; July-October shows a revenue of \$89k that was not budgeted for.  
Parking Fund slightly behind on submitted invoices from Lanier; has received September-October currently waiting on November. Parking running less (\$86k) in comparison to this time last year. Pandemic has affected parking activity however expenses are being covered.  
Motion to approve financials (Richardson), 2<sup>nd</sup> (Griffin)
- IV. Audit Review (Neil) – Audit Review is complete, went well with a status of Unmodified Opinion  
High Points include UDA reflect a total of \$23million in ASSETS (not to be mistaken for actual cash in bank), liabilities of \$6.2million, net positive \$16million. This reflects an increase. A contributing factor to the increase is the Parking Garage assigned to UDA from the Industrial Authority.  
Government Fund (\$5million -\$531k liability), decrease of \$35k net \$4million. Also decrease reflected in General Fund.  
Parking Fund reflected an increase; Lanier showing more cash in bank than reflecting on reports (this discrepancy is in part due to a timing issue).  
Findings have been addressed and are being worked out (Reconciling Parking Revenue and recording of Garage on books); no chronic issues; UDA showing strong numbers.  
Motion to approve Audit Review contingent on completion of items to be added (Richardson), 2<sup>nd</sup> (Griffin).  
UDA Dempsey/AR – Q. Rhodes and financial team with the Macon Housing Authority have reviewed and accepted the Audit Review. Status shows Unmodified Opinion, total assets close to \$13million; no findings to report.  
Motion to approve Dempsey Audit Review (Thomas), 2<sup>nd</sup> (Richardson)

Motion passed.

V. Discussion Items

- a. MMI-Thornton – no update to report per UDA Counsel; UDA has no contractual obligation, property in question is not owned by UDA UDA status (waiting)
- b. Dempsey Update (Erickson) – Back elevator repair to be done today, laundry card machine has been repaired, 98.5% occupied, 2 people scheduled to move in January 2021, over 100 people continue to be on the waiting list.

Dempsey Commercial property – no update/report at this time, lease update has been drafted by Counsel to include basement flooding issue.

Windows project – nothing to report currently

- c. Mill Hill Update – 223 Schell, slightly behind by 2weeks for completion

209 Schell, floorplan pending (to be drawn by Robbie) to include 2bthrms

247 Schell, code enforcement has been contacted

Homebuyers workshop w/First Time Homebuyers (Reginald Beall) will be held on 2/20/2021, limited seating (25 max), marketing of this event will be provided by Project Director and MAA.

Thomas and Griffin have been showing properties; walk-through done of property to see items and scope of work to be done (deadline 2/20/2021). Walk-around of property & determined that homes need painting and polish-up on current home.

392 Taylor is in good shape, door has been purchased, light painting to be done (door to be done today).

Antique doors to be replaced for 242 Hydrolia

Arbor Conservation Board planted trees in orchard (blueberries, pecans, and pears to name a few).

- d. Parking Update (J. Brown) – Met with Jim from ACE, bolts to be installed today, bolts removed from First Street, meter repairs in

progress, working with corporate to get November numbers, should be in this week.

- VI. 9:30 a.m. Motion to go into Closed Session (Callendar), 2<sup>nd</sup> (Thomas)  
11:01 a.m. Motion to leave Closed Session (Beeland), 2<sup>nd</sup> (Richardson)
- VII. Old Business – none
- VIII. New Business – none

Meeting adjourned – 11:01 a.m.