

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
REGULAR SESSION MEETING
February 11, 2021**

A Regular Session meeting of the Macon-Bibb County Urban Development Authority was held on Thursday February 11, 2021 at 8:30 a.m. via conference call.

The agenda was as follows:

February 11, 2021

Presiding: Madame Chair - Kay Gerhardt

Attending: Kay Gerhardt, Jan Beeland, Charles Richardson,
Cole Thomason, Loretta Thomas, Ryan Griffin

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others in Attendance: Blake Sharpton, Sharon Erickson, Mike Austin,
Chris Sheridan, Patrick Turner, Suzy Garcia,
Wanzina Jackson, Ronny Williams

Absent: Dr. Charles Callender

Media: Liz Fabian

Called to order- 8:35 a.m.

Adjourned- 10:06 a.m.

I. Minutes Approval

Motion to approve minutes (Beeland), (2nd Griffin)

Motion passed.

II. Financial Report- Suzy Garcia

December Operating Fund is looking good; Consulting fee to Barkan of \$50k has been paid. Garcia pointed out the financial report may look off slightly due to there being a timing issue or lag in receiving invoices however no need for concern.

Local Loan Fund payments are being received monthly and are in good shape.

Parking Fund down approximately 40%, reflecting a revenue of \$456k (July 2020-December 2020). The Parking Fund is being monitored closely.

January is normally a slow month, picking up slowly in February.

Motion to approve financials (Richardson) (2nd Griffin)

Motion passed.

III. Action Items

a. 209 Schell Ave. Budget & Contract

Materials and subcontracting pricing missing therefore unable to provide a budget currently for approval. Looking to have granite countertops, wood-trim and possible ceiling work. Will make a list to review and amend as needed to reduce costs. (Per Sheridan)

Pine tree over property has been removed.

b. Parking Budget

No budget available currently.

IV. Discussion Items

a. Mill Hill Update

Photos of 223 Schell were taken by local photographer; Property to be listed today.

Antonio will assist with cleaning property; estimated costs \$350.00.

247 Schell Ave (Property not owned by UDA), repairs will be addressed by Willingham Property Management.

Doors will be done today on 242 Hydrolia.

Bollard will need to be replaced at Mill Hill.

Per Pat Turner, estimate has been submitted, waiting on cabinet company. Budget of \$105k to be reviewed. Interest from Mill Hill Community requesting information, also on social media looking to attend workshop. Jessie continuing to work with J.R. from MAA. Potential buyer (Playwriter) is expected to tour the property on March 3rd.

Receiving multiple calls and activity however interested buyers are concerned/intimidated by covenant document.

Looking to market Mill Hill during the Fall Ramble October 8-10.

b. Dempsey Update

UDA hired Bruce Gerwig to begin financial analysis; Dempsey showing in good standing.

Sharon Erickson has taken a new position and will no longer be managing the Dempsey. Her last day will be February 22, 2021.

Alicia Hellstrum will be taking over as manager. She will be introduced at the next board meeting.

Dempsey showing at 99% occupancy. Two residents have tested positive and are quarantining. Navicent Health contacted Dempsey about providing vaccinations for residents 65 and older.

Per Austin, anticipating REAC inspection via HUD first half of fiscal year (July 2021 – December 2021). Checklist from Dempsey to be provided to UDA.

Dempsey Commercial Space (359 Third St.) space is receiving a lot of activity and interest although nothing concrete now.

Dempsey Commercial Space (Deck) Potential buyer interested.

Looking to be transformed into “for sale” condos. Profit from purchase to go into Project Fund.

Dempsey Commercial (Lazy Donkey), owner having trouble contacting Fire Department for inspection; health inspection to follow, building inspection done. Lease coming up for renewal or

alternative, expires 2/28/2021. Follow up to be done as soon as possible.

c. Parking Update

Nothing to report currently.

Motion to enter Closed Session 9:32 a.m. (Griffin) (2nd Beeland) motion passed.

Closed Session Minutes documented separately.

Motion to reopen meeting 10:06 a.m. (Richardson) (2nd Griffin)

Old/New Business – None

Meeting adjourn 10:06 a.m.