

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT
AUTHORITY
REGULAR SESSION MEETING
January 14, 2021**

A Regular Session meeting of the Macon-Bibb County Urban Development Authority held on Thursday January 14, 2021 at 8:30 a.m. via conference call.

The agenda was as follows:

January 14, 2021

Presiding: Madame Chair - Kay Gerhardt

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

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others in Attendance: Blake Sharpton, Sharon Erickson, Greg Brown,
Joseph Brown, Mike Austin, Chris Sheridan

Absent: Suzy Garcia

Media: Liz Fabian

Called to order- 8:37 a.m.

Adjourned- 10:38 a.m.

I. Annual Election of Officers

Nominate Kay Gerhardt for Chair (Richardson), 2nd (Beeland)

Nominate Jan Beeland for Vice Chair (Thomas), 2nd (Richardson)

Nominate Loretta Thomas for Treasurer (Gerhardt), 2nd (Beeland)

II. Minutes Approval

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

Motion to approve closed session minutes (Beeland), 2nd (Richardson)

III. Financial Report – (Garcia absent, update provider Morrison)

No major expenses; Local Loan Fund current. December showing more activity due to expenses paid (Audit pymt).

The budget is being tracked.

Parking proceeds are doing well; expenses are covered, large transactions reflected. Parking revenue is 50% of what was showing in 2019 during the same time frame. The Covid pandemic is a key factor however we are trending upward.

Motion to approve financials (Richardson), 2nd (Thomas), motion passed.

IV. Hiring of Dempsey Consultant – Blake Sharpton & Mike Austin

Findings of the Dempsey Audit were addressed. The Bond Document of 2018 has a Compliance Covenant as it pertains to the Debt Service Ratio (1.1-1.2). Consultant is needed at this time to satisfy the bond holder and to maintain compliance. Bruce Gerwig has been recommended for hire. A possible timeframe of 30-60 days of commitment, approximately 20-30 hours. Mr. Gerwig will produce a report, state adjustments, update compliance and implementation.

Motion to hire consultant (Griffin), 2nd (Richardson)

V. Discussion items –

A. Dempsey Update

Currently at 99% occupancy, waiting list (91) down slightly but normal for this time of year. Residence inquiring about vaccination;

some have been vaccinated. Unfortunately, mass vaccination is not possible currently due to limitation of product and order of phase out. The elevator has been repaired and is being monitored closely, also the laundry card machine has been repaired.

Sheridan will touch base with Preston about the windows.

Dempsey Commercial Property – Hood to be installed at the Lazy Donkey. Inspection from both the Fire Dept. and the Health Dept. are pending. No exact date provided for opening of restaurant.

B. Mill Hill Update

Inspection done, adjustments (attic insulation will move from R19 to R30) need to be completed before receiving certificate of occupancy. 209 Schell has been demoed and cleared. The floorplan workup is progressing. Pat is ready to begin work. Budget and pricing to be discussed before work session and addressed during work session.

Project Director to meet with Pat today.

223 Schell has an interested buyer. Property to be priced at \$132k. To protect the sales costs, conceding suggestions are to be considered such as closing costs, blinds, and appliances. Thomas to get background information on potential buyer.

Housing prices on 358 and 392 Taylor need to be addressed along with the other MH properties. Painting to be done along with replacing rotted wood on homes.

Home Buyer training workshop representatives unable to provide in-person information session. To be replaced as soon as possible.

Brokers from the Brokery and Fickling, along with New Town have been suggested. Only 25 slots available for individuals interested in home purchase workshop.

Will coordinate meeting with walk-through of 223 Schell.

Code Enforcement has touched base with property owner at 247 Schell (to follow up). Homeowner opposite of Schell, across Taylor is interested in having Pat paint home.

UDA is interested in speaking with 247 Schell owner, possible purchase; discussion pending.

C. Parking Update

Plum Street meters are up and running. There is a total of 9 meters covering 19 spaces. Beginning to show revenue from meters. ACE removed bolts from First Street. Spoke with Mackay meters about screen outages on some meters, need repairing.

Credit card terminal now working.

440 Mulberry parking garage roof lighting has been repaired; hopefully will deter trespassing.

Hopeful to have restriping done soon. Proposal in progress, beginning with Mulberry.

Motion to amend agenda to include potential litigation in Closed Session (Beeland), 2nd (Thomason).

9:36 a.m. Motion to enter Closed Session (Thomason), 2nd (Thomas)

Closed Session minutes separate.

10:37 a.m. Motion to reopen (Richardson), 2nd (Dr. Callender)

Old Business – None

New Business – None