

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT
AUTHORITY
REGULAR PUBLIC AUTHORITY MEETING
April 8, 2021**

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday, April 8, 2021 at 8:30 a.m. held via conference call.
The agenda was as follows:

April 8, 2021

Begin – 8:37 a.m.

Adjourn – 10:20 a.m.

Presiding: Kay Gerhardt – Madame Chair

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

Absent: Dr. Charles Callender

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others in Attendance: Wanzina Jackson, Suzy Garcia, Blake Sharpton, Henry Ficklin, Mike Austin, Ryan Boyd, Elisha Helstrom, Gloria McGhee, Jesse Mays

Media: Liz Fabian

- I. Minutes Approval
Spelling correction noted.
Motion to approve (Richardson) (Thomason)2nd, motion passed.
- II. Financials (Garcia)
Operating Account- no payroll expenses showing on statement, running behind in receiving.

Mill Hill – keeping track of Mill Hill expenses for home renovations; will stay in contact with Morrison on expenses.

Local Loan Fund- Loan's current.

Parking Fund – February income net \$30k, missing January invoice; income for July 2020 through February 2021 is approximately \$63k.

Motion to approve (Beeland) (Thomason)2nd; motion passed.

III. Action Items

A. CD Options-Ryan Boyd, Capital City Bank

Mr. Boyd presented to UDA Board CD options and advised board on where to invest CD's for possible return on investment; pro's and cons were disclosed. More discussion to be had before voting.

B. Woda-Cooper Sales Contract

Amended proposal to do workforce housing; closing to occur February 2022 upon receiving tax credit. Applying for additional funding from Macon Bibb County. Project will consist of 40+ units; considered to be a full sale. Proceeds from sale will go to the county along with a 10% fee going to UDA.

Motion to approve (Griffin) (Thomas)2nd; motion passed.

C. Ga. Cities Foundation Macon Rocks Loan Resolution – Blake Sharpton

Loan amount is \$250k; considered to be a pass-through loan via UDA; GCF is responsible for the administration of loan; anticipate closing April 2021; Counsel and UDA to receive a fee. There are no fiscal or administrative liabilities for UDA.

Motion to approve (Richardson) (Beeland)2nd; motion passed.

IV. Discussion Items

A. Mill Hill Update

Closed on 223 Schell, Monday, April 5, 2021; secured down payment assistance through Macon Arts Alliance.

242 Hydrolia under contract, expected to close Monday April 12, 2021, loan approved.

392 Taylor under contract, cash sale, purchaser will be offered \$5k Artist Credit at closing.

Continued activity and interest shown at 239 Schell and 209 Schell. UDA has purchased 247 Schell; Mill Hill Horizon Committee met yesterday, did a walk-through of 247.

To draw attention to the area signs will be made and posted.

Weather permitting, community clean-up will take place this Saturday, April 10th.

Workup invoice to be sent to MH homeowners monthly for basic maintenance and upkeep beginning April 2021.

209 Schell permit pending.

Robbie to provide proposed floorplan for 247 Schell.

B. Dempsey Update

Proposal to HUD to remove only 2bd unit at Dempsey. Currently showing at 97% occupancy, waiting list continue to grow. Atrium providing 2nd follow-up vaccine to residents (over 89 participants).

Austin will have first draft operating budget submitted to Morrison for approval as soon as possible.

Analysis report provided by Gerwig has been posted and shared with bond holders, showing in compliance.

Parking Garage due diligence ongoing.

Lazy Donkey, lease signed March 29, 2021; opening date undetermined; still have a few repairs. Window coverings have been ordered to replace brown paper currently in windows.

Adriana's space continues to be shown, ceiling tiles have been addressed and replaced.

Dempsey Committee encouraged to continue financial oversight.

Suggestions made by Gerwig were mainly repairs; windows to be priority along with formatting changes to report.

C. Parking Update

Jesse Mays has been hired as the new Project Manager and will soon be relocating to Macon. Municipal court proceedings related to large outstanding parking citations to resume. In process of receiving parts to get meters functioning (working with Mackay). Focus is to keep meters operating at 100% on main streets in the downtown area. Meters have also been relocated to high volume areas.

Working to repair credit card reader and vandalism of meters; better management of baggage system as well.

Will hire contractor to do restriping; must be approved by Nigel.

- V. Old Business – Artisan proposal made final offer to Miller and Tim.
Offer was rejected.
- VI. New Business – In person meeting suggested for May 2021 contingent upon UDA Board and Staff vaccination.
Madame Chair will be unavailable for April Work Session meeting.