

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
REGULAR PUBLIC AUTHORITY MEETING
March 11, 2021**

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday, March 11, 2021 at 8:30 a.m. held via conference call. The agenda was as follows:

March 11, 2021

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, Stephanie Folsom, Henry Ficklin, Gregory Brown, Mike Austin, Chris Sheridan, Elisha Helstrom, Gloria McGhee

Media: Liz Fabian

- I. Minutes Approval
Motion to approve minutes with minor correction (Beeland) (Richardson) 2nd; motion passed.

- II. Financials (S. Garcia)
Operating Fund – doing fine.
Annual vs. Actual – budget in good shape.
Local Loan Funds – all payments are being made.
Parking Fund – need to approve budget (audit purposes 6/30/21); looked at financials from previous year, minor adjustments made. Will be fine to do as previous year.
Parking tickets/citations continue to be issued and accrue; however, Municipal court docket is currently suspended until further notice.
Motion to approve January financial statements (Richardson) (Thomas) 2nd; motion passed.
Motion to approve Parking Budget (Beeland) (Richardson) 2nd; motion passed.

III. Action Items

A. 209 Schell Ave Budget & Contract

Provided a breakdown/itemized list of work to be done and the costs \$101,447.00. Plans are drawn. Per Sheridan, should have permit for the house today. Timeline to completion is approximately 15 weeks or less.

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

B. Butler Snow Engagement Letter (Counsel/Representation)

To increase from \$750-\$1500 monthly. Counsel will continue to represent UDA, attend meetings and bill for additional services as needed.

Motion to accept Butler Snow Engagement Letter (Richardson) (Thomas) 2nd

IV. Discussion Items

A. Mill Hill Update

223 Schell under contract, prospective closing date April 4th. Land Lease Agreement signed.

Regular showings continue for Mill Hill properties.

Potential buyer for 209 Schell, would like to make some changes; board to work on pricing.

Potential buyer (Documentary Film Maker from Albany, NY) for 358 Taylor/392 Taylor.

Discussed easing some restrictions such as conditions of resale and land lease options.

B. Dempsey Update

Macon Housing Authority partnered with Atrium, vaccinating 46 residents. Will return a week from Friday. New manager hired Elisha Helstrom. Per Ms. Helstrom currently 5-6 vacant units; show no concerns currently.

Maintenance Director position to be filled.

Bruce will provide final report next week; Debt Service Ratio Coverage tracking looks positive.

Currently the need for repairs is down, no red flags.

Stephanie Folsom (Dempsey Garage)

Garage is currently under contract, purchaser doing Due Diligence (90 days), working with civil engineer on property and getting pricing on elevators.

Board would like to see plans once completed. Buyer accepted counteroffer of \$450k.

Would like for profits of Dempsey Garage purchase to go towards capital improvements: windows, upstairs common area (carpet and lighting). HUD must approve first. Sheridan met with Preston about windows.

Lazy Donkey (Dempsey Commercial)- looking to put alternative window coverings in the windows and remove the paper. Kitchen hood correction has been completed, waiting on fire department. Lease provision inserted referencing opening along with lease termination option.

C. Parking Update

Candidate to meet with UDA Executive Director next week to replace former management.

Working through list of things to be done: 440 Mulberry St, major concern, needing to hire additional staff to enforce no entry into parking garage after hours, signage, bag, and collections programs.

Revenue for parking in February almost as strong as December and March showing almost back to normal.

- D. Downtown Challenge Grants
 - Morrison applying for assistance for improvements to Rosa Parks Square, Clinton Street. Suggestions of tree planting and wind sculptures for outdoor beautification.

- V. Old Business – Macon Rocks to open in a few weeks; closing out loan (\$75k) allocated to project.
 - Barefoot Tavern loan from UDA to be paid in full soon.
 - Virgil Powers School-interest and offers at near full asking to be discussed at work session. Property listed at \$750k; UDA to receive a percentage from sale.
 - Artisan – email received from Artisan extending lunch invitation to Morrison, Gerhardt and mayor; will update board as soon as possible.

- VI. New Business – Acquiring (received as donation) coal tower on 7th Street, more details at work session.
 - Blair House (Hydrolia)- deferred until April, more information to come in future meeting.

Adjourn 10:09 a.m.