

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
REGULAR PUBLIC AUTHORITY MEETING
May 13, 2021**

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday, May 13, 2021 at 8:30 a.m. in the Morris Cohen Conference Room at the Terminal Station-200 Cherry St, Fourth floor Macon, GA 31201.

The agenda was as follows:

May 13, 2021

Presiding: Madame Chair, Kay Gerhardt

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

Absent: Loretta Thomas

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others in Attendance: Mike Austin, Blake Sharpton, Bill Causey,
Wanzina Jackson, Elisha Helstrom,
Stephanie Folsom, Ethiel Garlington, Gloria McGhee, Katina Wilson

Media: Liz Fabian

Called to order: 8:31 A.M.

- I. Minutes Approval
Minor correction
Motion to approve minutes (Thomason) (Richardson) 2nd; motion passed.
- II. Financial Report (provided by Morrison)

March was a typical month; nothing unusual. Loans up to date, final budget to be presented in June. Mayor to present budget in June as well. Inquiry from board into Micro Loan Fund; requested it be combined with Revolving Loan Fund. Morrison to speak with Emily and Julie about request.

Motion to approve financials (Beeland) (Dr. Callender) 2nd; motion passed.

III. Action Items

A. WT Designs Contract for Cotton Avenue

Contract presented; details discussed at previous meeting.

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

IV. Discussion Items

A. Mill Hill Updates

Buyer backed out of sale for 239 Schell Ave. Mill Hill Horizon Committee to meet next week. Signage to be placed designating neighborhood at corner of Schell and Taylor "Mill Hill East Macon Arts Village".

358 Taylor scheduled to close; master bath installed.

Construction projects proceeding as scheduled.

B. Dempsey Update

MHA/UDA working with HUD on removing unit#201 offline. If HUD approves, Dempsey can sale parking garage; Proceeds from sale are to be used for window repairs.

Completed budget draft; to be submitted to Morrison.

Debt service coverage ratio is 1:20. Per Morrison, as of March 31, 2021, showing under budget on expenses and producing debt service coverage ratio of 1:29.

Elisha (Dempsey Property Manager) showing 97% occupancy. REAC inspections to be reinstated June 1, 2021.

Stephanie Folsom (Dempsey Commercial), spoke with Wes, update provided on due diligence. No structural report to provide to buyer. Requesting extension of Due Diligence (additional 30 days). Current Due Diligence expires June 1, 2021; extended due diligence to expire June 30, 2021.

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

Commercial Dempsey space shown frequently, most are star-up businesses.

No update on Lazy Donkey currently, more information in two weeks. Sheridan has contractor for windows (2-week trial period).

C. Parking Update

April revenue showing positive; May looking strong.

Jesse Mayes (new Operations Manager) to be here full-time next week.

Parking deck to be fenced off, top 2 floors, preventing access.

Parking fund to help with costs associated with major improvements related to parking.

Preparing to send out parking citations for June 7th court date; parking representative to be present in court.

Equipment parts for meters are in process of repair, 7% of meters not functioning. Striping project (meeting to be held with Causey, Mayes, Morrison, and Nigel).

9:20 a.m. Motion to enter Executive Session (Thomason) (Dr. Callender) 2nd
Minutes recorded separately.

10:21 a.m. Motion to reopen meeting (Dr. Callender) (Richardson)

Motions

Coal Tower

Motion to accept the donation from Trans Co. for Coal Tower @ 989 Seventh Street and the terms of negotiated MOU of Historic Macon to maintain the property. (Richardson) (Thomason) 2nd; motion passed.

Dewitt/McCrary House (320 Hydrolia)

Motion to commit a maximum of \$188k of UDA funds to acquire and stabilize the Dewitt/McCrary house and adjacent parcels in partnership with Historic Macon.

Old Business/New Business – None

10:23 a.m. Adjourned