

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT
WORK SESSION MEETING
JANUARY 23, 2020**

A called meeting of the Macon-Bibb County Urban Development Authority held on Thursday, January 23, 2020 at 12 p.m. in the Economic and Community Development Conference room at the Terminal Station 200 Cherry St, Suite 100, Macon Ga 31201. The agenda was as follows:

January 23, 2020

Presiding: Chris Sheridan
Attending: Chris Sheridan, Kay Gerhardt, Loretta Thomas, Charles Richardson
Absent: Jan Beeland
Staff: Alex Morrison, Victoria Jessie, Donesha Gibson
Others in Attendance: Blake Sharpton, Suzy Garcia, Bill Causey,
Media: Liz Fabia (shadowed by Riley Kirk, Mercer Student)

1. Chris asked for updates on projects of UDA Staff members. Alex stated his current focus is on wrapping up the first purchase of Mill Hill property with the Bryant's. He gave a synopsis of their background. The Bryant's are cash-buyers and are due to close on property in 45 days from the 10th of January. Working on easements, inspections and repairs. Also, there is a need to have a survey completed. Proceeds from sale of Mill Hill property will go back into continued revitalization of Mill Hill community and home renovations.

Potential buyer, who are friends of the Bryant's are interested in the Schell St. property. Jessica Walden has potential prospects as well.

On January 22, 2020 the Land Trust approved easement documents drawn up by Blake Sharpton.

Victoria gave update on Mill Hill and marketing, creating a web page of property listings incorporating a Landing Page on the UDA website. Victoria along with Alex, Chris and Evan toured the Dempsey and are strategizing on how to fill 2 vacant Dempsey commercial properties. She has met with Jamie and Blake discussing the additional responsibilities she will be undertaking. At the request of Chris, Victoria created and submitted a one-page UDA Accomplishments Infographic which she sent to Chris and uploaded to the UDA Facebook page and Instagram.

Nesha stated that she is constantly familiarizing herself with UDA documents, bank statements and deposits. Learning about the different projects taken on by UDA. Currently gathering W9 forms at the request of Suzy.

Chris inquired of the current working conditions of the UDA Staff. The staff members (Alex, Victoria and Donesha) agreed that they have a positive working relationship and that the working conditions are not an issue at this time.

2. **Mill Hill**

Wrapping up Mill Hill discussions the board spoke on the renovations needed/required for 223 Schell aka Wells Fargo property. At present per Chris, getting labor only prices (\$6800.00). Repairs needed to roof, shingles, eaves, railings and porch. Mill Hill committee has been formed. Loretta, Ryan and Griffin attended Mill Hill committee meeting and were able to go inside Wells Fargo property. Inspection report completed. Property has a potential buyer who will be in town on February 4th.

Kay suggested doing infill on Hydrolia St. location for better streetscape. Per Chris focus on neighborhood associations in the Mill Hill area, to continue conversations with churches and working relationships with locals. Due to her affiliation with the Macon Arts Alliance it was suggested that Jan Beeland would be a better person to handle this opportunity. Chris stated the importance of not gentrifying the neighborhood.

Mill Hill (landscape plans)

Bill stated he met with Chad last week in reference to sitework and the parking layout for lot 9. Create a paved surface and the need for a walkthrough. Has for trash dumping, the idea per Alex is to have a few roll carts. Bill need stated he needed to meet with Chris and Alex.

3. Dempsey

Issues with the roof leaking and drainage issues. Current fix is a membrane covering which causes water to back up and flow into the walls. Original bidders had to rebid on the job. Bids ranged from \$8000.00-\$43,000.00.

Vision for Dempsey residents is to transform 2-3 parking spaces into an outdoor seating area for residents to congregate. The concept is like the outdoor space for the Rookery. Work also needs to be done on the balcony per Kay.

Kay met with Mike Austin about forming a Dempsey Committee that would include Sharon Erickson, a law enforcement officer and a Dempsey resident. Dempsey committee resident would address issues the overall residents would like to see done; focusing on the bigger picture.

Kay questioned the status of the restaurant (The Lazy Donkey) opening. Blake and Alex offered insight stating that they claim to open the end of January 2020. They are under a 5-year lease. Lease will be up summer 2021. Rent is being paid monthly. They're requesting UDA not interfere with the affairs of the business. Board members would

like for Victoria to reach out to the owners at some point maybe a face to face dialogue would more personable and beneficial.

Suzy acknowledged there having been a cash flow issue which shouldn't have been showing for UDA. Suzy has been in contact with Lazette; in the process of being resolved.

Chris reached out to Tony Long for a workup price for window repairs. Requested that Donesha follow up with Tony as much as possible.

4. Third St Project (Bill Causey Update/Not on Agenda)

According to Bill 4 properties will be affected with the parking space project: Bank of the OZK, Bibb Co Sheriff, Macon Occupational and Tax Commissioners Office.

Stakeholders have been notified as well as the Mayor. The parking spaces affected are the property of the city however one stakeholder is bothered by the possibility of the removal of said spaces. Chris has suggested creating a compact car space but does feel that the issue can be resolved. The contract with Appling Brothers has been signed; no word on a start date at this time. This project is funded by the Community Foundation via NewTown Macon.

Meeting called to order: 12:15 p.m.

Meeting adjourned: 1:13