

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY  
REGULAR PUBLIC AUTHORITY MEETING**

**June 10, 2021**

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday, June 10, 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:

June 10, 2021

Presiding: Madame Chair, Kay Gerhardt

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

Absent : Dr. Callender, Cole Thomason

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others in Attendance: Mike Austin, Blake Sharpton,  
Wanzina Jackson, Elisha Helstrom,  
Greg Brown, Gloria McGhee,

Media: Liz Fabian

**Called to order: 8:36 A.M.**

- I. Minutes Approval (minor corrections)  
Motion to approve minutes (Beeland) (Richardson)2<sup>nd</sup>; motion passed.
- II. Financial Reports (Garcia)  
Operating Fund – showing negative; funds transferred from savings to cover expenses.

Mill Hill - Multiple expenses showing for Mill Hill repairs (\$33k); affecting operating fund, however, funds will be reimbursed via Mill Hill Revolving Fund.

Parking – Morrison to speak with Lanier/Parking about providing needed information for 2022 budget.

Motion to approve financials (Richardson) (Thomason) 2<sup>nd</sup>

III. Action Items

A. UDA Budget (Garcia)

No unusual expenses; currently showing a deficit of \$45k; not urgent & not considered a lot to make up.

Question raised about utility expenses on properties. Explained that once the Authority no longer owns properties, the Authority is no longer the responsible party. It is necessary that UDA continue to budget for utilities since UDA acquires properties.

Motion to approve budget (Richardson) (Thomas) 2<sup>nd</sup>; motion passed.

B. UDA Dempsey (M. Austin)

Dempsey showing 1.22 DSCR; discussion of taking unit#201 offline continue. Window repairs remain a top priority on to do list.

Dempsey budget is tight but no major surprises or major changes. Per Elisha, property currently showing at 97% occupancy; potential tenants added to waiting list.

Elisha and Evan to meet with Enrique Monday about Lazy Donkey.

Motion to approve Dempsey budget (Griffin) (Thomas) 2<sup>nd</sup>; motion passed.

C. Agreement to purchase property at 861 Seventh Street.

Morrison ask the board to consider authorizing his negotiating a PSA at a price up to \$200k contingent upon the UDA receiving full budget appropriations from Macon Bibb. The Due Diligence process has begun and received positive feedback per Tom. Property listed for \$249k; liability to remain with TransCo.

Motion to approve PSA for property 861 Seventh Street with previously stated contingencies (Griffin) (Thomas) 2<sup>nd</sup>; motion passed.

IV. Discussion Items

A. Mill Hill Update

239 Schell Ave under contract; full price; scheduled to close July 7, 2021.

227 Schell Ave under contract; cash deal (\$90k); scheduled to close June 21, 2021; inspection to be done.

Both 239&227 are income producing artists.

Minor repairs are being done at 358 Taylor Ave. P. Turner actively working on 209 Schell; looking for creative ways to keep costs down. Items will be addressed at Horizon Committee meeting per Project Director.

Antonio was hired to do cleanup around 247 Schell; retaining wall may need to be constructed.

Received \$50k from Downtown Challenge grant to begin Phase 1 – Clinton Street Gateway Park.

Plans for Mill Hill “Meet and Greet” in progress; possible date June 30, 2021, at 6 p.m. Will be checking with residents and those currently under contract for date availability and participation.

B. Parking Update

Morrison and Mayes walked meter areas and parking deck. Mayes was provided a punch list of items that need to be addressed immediately. Court dates have begun, and citations are being paid. Policy changes will be discussed with the mayor. Collections are coming in and revenue showing strong. Things are returning to normal.

V. 9:30 a.m. Motion to enter Executive Session (Beeland) (Thomas) 2<sup>nd</sup>

9:45 a.m. Motion to reopen Work Session (Richardson) (Thomas) 2<sup>nd</sup>

***Executive Session minutes notated separately.***

Motion to authorize Morrison to negotiate a contract to purchase 309 Hydrolia and adjacent property at a price not to exceed \$320k. (Beeland) (Richardson) 2<sup>nd</sup>; motion passed.

VI. Old Business

Board will address Wells Fargo investment-based CDs in July.

VII. New Business

None

9:48 a.m. Meeting adjourn

