

MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
WORK SESSION MEETING
April 22, 2020

A called meeting of the Macon-Bibb County Urban Development Authority held
on Wednesday April 22, 2020 at 11 a.m. via conference call.

The agenda was as follows:

April 22, 2020

Presiding: Chris Sheridan, Chair

Attending: Chris Sheridan, Kay Gerhardt, Jan Beeland, Charles Richardson,
Loretta Thomas, Cole Thomason, Charles Callendar,

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others in Attendance: Blake Sharpton, Suzy Garcia

Called to order- 11 a.m. Adjourned- 11:48 a.m.

General Updates

1. UDA – Continuing to maintain daily operations and submissions of financials to Suzy regularly. Staff operating both remotely and alternately.
2. Parking – At present, enforcement has been suspended, curbside services expanded (encouraging both retailers and restaurants to utilize), continuing to practice social distancing. Joseph maintaining in office operations, receiving some revenue via

parking meter usage. Cutbacks have been imposed on staffing hours as well. Currently has a sustainable reserve.

3. Dempsey – Commercial lease approved at last board meeting. Interest is being shown in Adrianna’s previous location at the Dempsey. Stephanie in the process of retrieving tenant information. For commercial tenants Victoria will prepare a profile (includes work to be done on project sites) and submit to the board.
4. City Hall Annex – Memo was submitted to Mayor Monday discussing UDA creating a loan guarantee program giving UDA the ability to issue bonds. Sharpton and Morrison are working with financial advisors and developers. UDA is the note holder of said property.
5. Central City Commons – UDA in the process of reclaiming property.
6. Discussions of COVID/Social Distancing – Loans have been deferred, continuing to encourage and practice social distancing. National crisis helps us to consider the importance of sidewalks, how public spaces are utilized and the avoidance of overcrowding. Talks of doing Letter to Editor.
7. Mill Hill – **a.** Disappointed with the work of current landscaper. James with Clean Sweep sprayed and treated weeds. Received quotes from Joyce Dyer with Four Seasons to provide future services (\$1350.00 landscaping/overgrowth removal, \$420.00 monthly upkeep). Proposal (4Seasons) submitted to Alex.
b. 223 Schell/Wells Fargo House – Project completion approximately 2-3 months. \$10k to Sergio Alpez (\$3k for materials & \$7k for roof) wood removal and rebuilding of deck. Pittman-Waller invoiced received, amount \$8358.00. Floorplan and pictures submitted to Thomas, Gerhardt and Beeland to discuss the possibility of modifying interior/tweaking; bathroom addition.

Historic Tax Credit denied to Bryant's for MH property. Need to inquire of Historic Macon.

8. County Budget Team – Budget team moving forward at full request (tentative) but will NOT go below current budget.
9. Reminder per Suzy to resume Dempsey project with MHA once things settle and return to normal.