

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY  
WORK SESSION MEETING  
February 24, 2021**

A non-voting work session meeting of the Macon-Bibb County Urban  
Development Authority held on Wednesday February 24, 2021 at 11 a.m.  
via conference call.

The agenda was as follows:

February 24, 2021

Presiding: Kay Gerhardt

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

Absent: Dr. Charles Callender

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others in Attendance: Blake Sharpton, Suzy Garcia

Media: Liz Fabian

Called to order- 11:02 a.m.

Adjourned- 12:16 p.m.

I. Mill Hill Update

Discussed the home buyers workshop hosted by UDA this past Saturday and the pros and cons. The workshop was well attended however concern was raised over the lack of discussion about credit repair& the target audience for Mill Hill properties. In the future, would like to include discussion of property history before and after simultaneously with a walking tour.

Project Director Jessie helped put into perspective the overall turnout for the workshop (81 responses via Facebook, 50 acknowledged interest, 40 RSVP, 34 RSVP attended & 6 non-RSVP attended), 2 local news outlets were contacted, 4500 emails sent from art community as well. Cadence represented, not scheduled to speak provided contact information for future events to discuss financials.

Two prospects showed interest in properties; 1 offer was received however later retracted due to restrictions. Board member raised concern, stating the restrictions/covenants may need modifying/revising. It appears to be a reoccurring issue. Specific issues raised: maintenance, rental & resale of property. Board to meet next week to discuss possible changes. Any changes require the authorization of the Land Trust regarding covenants, restrictions, and land.

Per Project Director 239 Schell/358 Taylor were painted last week and yesterday; to be completed by end of week.

209 Schell Ave budgets submitted to board members; budget subject to change (too high).

Beeland has listed items to be addressed concerning properties.

11:45 a.m. Motion to enter Close Session (Beeland) (2<sup>nd</sup> Richardson).

Closed Session minutes documented separately.

12:12 p.m. Motion to leave Closed Session (Beeland) (2<sup>nd</sup> Richardson).

Motion to give UDA Executive Director authority to negotiate the sell of the parking deck attached to the Dempsey based upon the offer received by way of countering that offer at \$450k but for him to have the authority to sell parcel for as little as \$375k given subject to the covenants discussed. (Griffin) (2<sup>nd</sup> Richardson).

Jessie to touch base with Enrique (Lazy Donkey) on new lease.