

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
WORK SESSION MEETING
FEBRUARY 26, 2020**

A called meeting of the Macon-Bibb County Urban Development Authority held on Wednesday February 26, 2020 at 12:30 p.m. in the Morris Cohen Conference Room at the Terminal Station -200 Cherry St, Fourth Floor Macon, GA 31201.

The agenda was as follows:

February 26, 2020

Presiding: Chris Sheridan, Chair

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

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others in Attendance: Blake Sharpton, Suzy Garcia

Brief introduction by newest UDA Board Member Cole Thomason.

Called to order- 12:37p.m

Adjourned- 2:00

1. General Updates

- a. Bond projects – Currently there are two bond issues pending; the first is for NewTown bonds (\$5 million), final draw, no action from UDA is required. Second is Public Facilities Bonds (\$24 million Energy Savings Project). Resolution to approve next board meeting.
- b. Central City Commons – Four phase, mix-use project; Morrison gave a synopsis. MMI/Thornton to meet with developers; working on funding; \$150,000.00 invested by UDA towards project. Development in place until April 17, 2020 (bonds are scheduled to

close on April 17, 2020. Board to discuss contingency & revisit on April 9, 2020).

- c. Parking- Documents signed and approved. Meters to be removed from City Hall area; change/adjust prices and expand Plum Street. Garcia to provide spreadsheet-match up of revenue and expenses. Need a more accurate monthly statement.
2. Mill Hill – first home sold; small celebration to be held today; opportunity to meet the Bryant's. Scope of work: handrails being done today via Carter Mechanical; parking is being handled & roof work by Pittman-Waller. Prospective buyers in town today. Interested in purchasing/rehabbing one of the MH homes. Also noted an approved feature in PSA (If and when buyer decides to sale home, if no suitable buyers interested, UDA would buy back home). Beeland provided update – Community Arts Center Garden Club has raised \$35k. Irrigation system around 213 Clinton needs work (\$8500.00); would like for the board to consider financing project-installation. Beeland to speak with Macon Water Authority about meter. Tax credit funding is available, also financing can come out of Mill Hill Fund. A formal proposal next board meeting.
3. Virgil Powers- Market property (former location of the transitional center). First offer provided by Rhett Holmes. Idea would be to demo property and build affordable housing. Second offer provided by Mike Austin with Macon Housing Authority; informal offer of \$75k. To be voted on at next board meeting.