

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

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

The agenda was as follows:

July 22, 2020

Presiding: Chris Sheridan

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

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others in Attendance: Suzy Garcia, Blake Sharpton

Absent: Charles Callender

Media:

Called to order- 11:05 a.m.

Adjourned- 12:10 p.m.

- I. Willie Hill Annex Hotel Project Update –  
Macon-Bibb County expressed interest in support of project.  
UDA will have intergovernmental contract with Macon-Bibb.  
Request for lender to purchase bonds are in progress. Market  
is great for bonds. Documents to be drafted and submitted to  
the board are pending. Projected date of completion is

December 2021. County set to approve August 4, 2020.  
Special called meeting for UDA August 5, 2020. UDA to receive issuers fee and credit enhancement fee.

II. Dempsey Update (provided by M. Austin)

Discussed the challenges of funds being released from HUD; can be a lengthy process (4-6 weeks).

Reserve account has a balance of approximately \$500k which is HUD controlled.

Payment source for windows (R4R) to be discussed. There was a water issue that has since been resolved. Refund amount of \$17k provided by Macon Water Authority.

Transfer switch and generator, looking to possibly replace.

Received quotes from Nixon Power and Metro Power (more to follow in weeks ahead).

Requisitions are being received in a timely manner and communication between UDA and MHA is good.

With new budget and financials MHA would like to begin going over monthly or quarterly with UDA.

REAC inspections are unpredictable.

Stressed the need to stay discipline with regards to financials.

Insurance-other options are being explored.

Suggestions for cost savings discussed-Bring maintenance In-House on a part time basis. This would alleviate contract certifications and employee insurance.

Vacant Reimbursement-Erickson to do spreadsheet to work on process of receiving reimbursements. Process can be lengthy.

Currently there is 1 eviction pending (file August 1, 2020).

100 on the waiting list.

PR with Dempsey Board members and UDA staff will resume once pandemic eases.

More money needed to be put into Dempsey at closing.

Negotiating with tax accessors over taxes owed on property.

Session closed 12:10 p.m.- motion (Gerhardt), second (Beeland), passed.

Executive Session 12:10 p.m. – 12:49p.m. (minutes documented separately)

Reopen Session 12:49- motion (?), second (?) meeting adjourn 12:49p.m.