

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY  
WORK SESSION MEETING  
June 24, 2020**

A called meeting of the Macon-Bibb County Urban Development Authority held  
on Wednesday June 24, 2020 at 11 a.m. via conference call.

The agenda was as follows:

June 24, 2020

Presiding: Chris Sheridan

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

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others in Attendance: Suzy Garcia, Blake Sharpton

Absent: Loretta Thomas

Media: Liz Fabian

Called to order- 11:06 a.m.

Adjourned- 11:52 a.m.

Voting Items

- I. UDA FY21 Budget – Suzy Garcia  
No increase from Macon Bibb County will be granted; same amount will  
be provided \$90k.  
Expenses have increased (2new employees) and the “Authority” is doing  
a lot more work: Cherry St, Dempsey, Parking, Mill Hill

Budget difficult to budget for due to unexpected expenses related to projects and other items.

Expected income sources: interest, management fees, Macon Bibb Appropriations, rent, property sale commissions, parking, \$30k(??), parking (totaling \$206k).

Did not budget for project costs.

Repairs/Utilities for Mill Hill

UDA Executive Director (stipend)

Biggest expense is payroll which is paid through Bibb County and UDA reimburses county. Currently operating at a loss of \$154k for present FY (positive note, no money transferred from savings). There are concerns for the deficit reflected in the budget; discussed solutions for generating revenue: Project Fees, LITC, Bond Deals, Administrative Fees, Land Purchase Agreements, possible Owner Draws and Capital Repairs. Capital Repairs would be Windows paid via HUD Reserve Acct. This would save money in the Operating Budget, decreasing utilities and the need for immediate repairs or replacements.

UDA Staff to provide list with bullet points for all Active UDA Projects/Properties. Providing this list for all new UDA Board Members as well as new Macon Bibb County Commissioners. Information will keep all parties informed regularly, up to date mailings. Will be working on having a luncheon/presentation as well.

Motion to approve UDA FY21 Budget – motion Gerhardt, 2<sup>nd</sup> Richardson, motion passed, budget approved.

## Non-Voting Items

- II. Dempsey Financial Update – Suzy Garcia  
UDA relied on MHA Proformer; didn't budget enough. Not enough operating money into the Dempsey on closing date also more payable due on closing date than available cash. Barkan affected cash flow issues as well.

### III. Project Updates

Felicia's Cakery – existing lease pending, making progress. Scheduled lease start date August 1, 2020.

Alexandria's – Walls demoed for reconfiguration, replaced flooring, walk-through scheduled with new tenant July 1, 2020 (also lease starting date). Original projected costs was \$9k; actual costs \$8200.00

Lazy Donkey – materials have been moved in related to ceiling work and new bunting.

Vital Signs – New roof over Vital Signs; should began to see a decrease in utilities.

Windows – Tony Long provided detailed/thorough write up for windows.

July 13<sup>th</sup> – Second anniversary going live with parking meters.

Parking/Parking Meters – Discussions pending on decommissioning parking meters near City Hall, adding meters to Plum St., tweaking residential blocks, differentiated pricing, providing a zone for contractors, enforcing fines for damaged/altered parking meters, refinance note on metes for better rate.

Expenses should break even for June 2020.

Mill Hill – 209 Schell reroofing; Ageis to provide estimate Thursday.

Central City Commons and Annex Hotel – to be voted on next regular session meeting.