

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

A non-voting work session meeting of the Macon-Bibb County Urban Development Authority was held on Thursday, June 24, 2021, at 8:30 a.m. at the Terminal Station, 200 Cherry St, 4<sup>th</sup> Floor, Morris Cohen Conference Rm, Macon GA 31217.

The agenda was as follows:

June 24, 2021

Presiding: Kay Gerhardt

Attending: Kay Gerhardt, Jan Beeland, Loretta Thomas,  
Ryan Griffin, Charles Richardson, Dr. Charles Callender

Absent: Cole Thomason

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others in Attendance: Blake Sharpton

Media: Liz Fabian

Called to order- 8:30 a.m.

Adjourned- 10:00 a.m.

## I. Mill Hill Update

Closing tomorrow on 227 Schell Ave.

Punch list for 239 Schell Ave should be completed by July 1<sup>st</sup>; closing scheduled for July 7<sup>th</sup>.

Inspection completion for 209 Schell should be done by October 1, 2021; framing 2<sup>nd</sup> bathroom and installing of insulation to be done next week.

Board has stressed the importance of expediting project if possible.

Permanent signage – vendor cannot produce in-house the sign originally agreed upon by the Horizon Committee. It will have to be contracted out at an additional cost of \$1700.00; other options may need to be considered.

Questions raised in reference to pedestal height; brick mason issue will be discussed later.

June 30<sup>th</sup>, UDA will host its first Mill Hill Village “Welcome Home” event from 6:00 p.m. – 8:30 p.m. approximately 15-16 (+/-) to attend.

UDA under contract to purchase 320 Hydrolia and adjacent properties.

Morrison met with Historic Macon. Historic Macon agreed to secure the windows, doors, and roof at a cost of \$1500.00, which they will cover.

Work to begin next week.

Morrison anticipating stabilization to be done by HM, Promissory Note with UDA/HM (once property is sold, pay back a pro-rata share with HM).

Looking to get inside Main St house next week.

Two houses on Hydrolia are now occupied.

Contractors to be interviewed for 247 Schell Ave to begin as soon as possible.

## II. Dempsey Update

Waiting for response from HUD; no major concerns; continuing to show high occupancy.

Lazy Donkey – Jessie spoke with Enrique. Per Enrique, gas line installed incorrectly now having to work with gas company and Macon Bibb to correct problem. Also, will be applying restaurant grade glass tent to windows for better appearance.

Sheridan working with contractor on Dempsey windows. Sample of window trim to be taken (2 week work duration); contractor will discuss cost of repairs.

### III. Parking Update

J. Mayes is in town to address deck issues with graffiti; remedies include pressure washing, painting, and sealing off top floors; approximately \$39k (quote provided by company in Lawrenceville Ga).

Fence to be built for 4<sup>th</sup> floor, sealing off top floor and fence off the stairwell. Wanting to install cameras. Second meter to the parking deck was discovered (addressed as 338 Broadway).

Next court date coming soon; some issues have been resolved concerning dates and citations. Staff will be retrained. Collections are looking strong which will allow for improvements to be made.

### IV. 9:20 a.m. Motion to enter Closed Session (RG) (LT) 2<sup>nd</sup>

10:00 a.m. meeting adjourn