

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
REGULAR PUBLIC AUTHORITY MEETING
July 8, 2021**

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday, July 8, 2021, at 8:30 a.m. in the Morris Cohen Conference Room at the Terminal Station-200 Cherry St, Fourth floor Macon, GA 31201.

The agenda was as follows:

July 8, 2021

Presiding: Madame Chair, Kay Gerhardt

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

Absent: Dr. Charles Callender, Ryan Griffin

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others in Attendance: Mike Austin, Blake Sharpton,
Wanzina Jackson, Atty. Robert Reichert,
Greg Brown, David Branch, Barry Branch

Media: Liz Fabian

Called to order – 8:35 a.m.

- I. Minutes Approval
Minor typo correction
Motion to approve (Beeland) (Thomas)2nd; motion passed.

II. Action Items

- 320/334 Hydrovia and 342 Main Purchase Resolution
Motion to approve (Richardson) (Thomas) 2nd; motion passed.

III. Discussion Items

- PACE Program Inducement Request – Blake Sharpton
Sharpton provided handout and gave a synopsis of PACE. A type of structured loan used to cover energy efficient upgrades to existing buildings. Enforcement of loans would be handled by the Tax Commissioner. Macon Bibb County would create a tax revenue district. PACE replaces unsecured loans. UDA would issue promissory note. A formal inducement contract for UDA requiring action on behalf of UDA with future developer will be addressed. PACE loans must be done through UDA, by law. Waiting on feedback however item needed to be brought to the attention of the UDA board. First to go through commissioners.
- Mill Hill Update
Resident elected to be on the Land Trust board. Guidelines to be drafted for Land Trust and reviewed by residence.
Closed on 239 Schell, July 7, 2021.
Work continuing on 209 Schell.
247 Schell being shown to multiple contractors (quotes provided); depending on the costs, may have to do a formal BID.
Interest in park continue to show promise; more arts programs to Mill Hill. Looking to market homes to minority artists. All remaining down payment assistance has been exhausted. Talks are in progress with the Knight Foundation for additional funding.
Thomas to get quote(s) for clearing of 317 Garden St.
Status of signs – pending; board request rendering be submitted.
Thomas to have quotes on Monday.

- Dempsey Update
Preparing for REAC inspection
Water issue in basement has been addressed.
Debt service coverage ratio looking good.
Waiting to hear from Washington D.C. for approval of unit removal.
Sheridan and Preston Johnson to be on site next Tuesday to begin sampling for window repairs.
Per Austin, evictions are back logged in magistrate court; unless there is criminal activity, process remains stagnant.

Dempsey Commercial

Showing of 359 Third continues; next scheduled showing is July 20, 2021. Potential renter would like to open a bistro style café. Review of month-to-month lease coming up in August for Felicia's Cakery; update to be provided.

Alexandria's doing well.

Lazy Donkey, opening date unknown. Per Enrique, continue to work through gas line issues, currently in holding period. Enrique was informed by UDA that the Authority would not be adding an AC unit (will not be added to UDA budget).

- Parking Update
June showing strong.
Work to be done on parking deck over the next few weeks.
Parking deck will be pressure washed, painted and top floors sealed off with a removable barrier.
July revenue showing solid.
The bag program will be discontinued; letters will be provided to the downtown businesses.

IV. Executive Session to Discuss Real Estate Acquisition by or from the Authority

9:23 a.m. motion to enter Executive Session (Beeland) (Thomas) 2nd

Minutes for ES taken separately.

10:45 a.m. motion to leave Executive Session (Beeland) (Thomas) 2nd

- V. Old Business – None
- VI. New Business – None