

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY  
REGULAR PUBLIC AUTHORITY MEETING  
August 12, 2021**

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday, August 12, 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:

August 12, 2021

Presiding: Madame Chair, Kay Gerhardt

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

Absent: Dr. Charles Callender

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others in Attendance: Mike Austin, Blake Sharpton, Wanzina Jackson, Greg Brown, Suzy Garcia, Chris Sheridan, Ariane Parham, Dr. K. Godsey

Media: Liz Fabian

Called to order – 8:32 a.m.

- I. Minutes Approval  
(Typo Corrections) – Motion to approve minutes  
(Beeland)(Thomason)2<sup>nd</sup> motion passed.

- II. Financial Report (Garcia) – Looking to make minor adjustments upon audit but nothing major. Next year budgeted loss of \$45k, which is considered manageable.  
LLF – Borrowers are making payments.  
Mill Hill Revolving Loan Fund – Proceeds from sale of homes will be used to reinvest into Mill Hill.  
Parking Fund – Available balance of \$100k is a more accurate account of Parking Fund; timing issue with receiving invoices from Lanier.  
Motion to approve financials (Thomason)(Griffin) 2<sup>nd</sup> motion approved.

III. Action Items

Capricorn Lofts PILOT Ground Lease Amendment – Blake Sharpton Atty. Sharpton provided copies of amended lease for board members and briefly discussed the contents. No liability and no risk to UDA.  
Motion to approve amendment (Richardson)(Thomason)2<sup>nd</sup>; motion passed.

IV. Discussion Items

**PACE Program Inducement Request-Blake Sharpton**

Property Assessed Clean Energy – Sharpton provided a synopsis of PACE loans, how they work and the significance of loan collateral. Received positive feedback from Mayor Miller; valuable program for Macon Bibb County. Some key features: County would need to create a special assessment district, UDA to issue note to lender, note would then be collateralized to loan agreement.

UDA development partner Rhett has requested the use of PACE.  
Any fees assessed by UDA will be reimbursed to UDA. Looking to have a formal inducement resolution at UDA's next regular session meeting.  
\$3.2m financial improvement loan; hoping to have completed within the next few months (before the end of the year).  
Board feels good about the program.

### **Mill Hill Update (Project Director)**

Making good progress at 209 Schell: has passed the electrical and plumbing inspection, floors have been sanded, repairing roof, insulation in progress, fire blocking and porch restoration.

Contacted Tracey with Georgia Trust about marketing the Fall Ramble 2021.

Co-Sponsoring event with JR & Macon Arts Alliance to bring awareness to Tech Tool Shed (a service and resource that can be utilized by local artists).

Working on Digital Library for Mill Hill.

Will be shopping for lighting fixtures and fans today.

Permanent signage for Mill Hill costs \$4,220.00 (requires board approval). Motion to approve signage (Richardson)(Thomason)2<sup>nd</sup>; motion passed.

Continuing to look for new contractors for future projects.

Per Morrison, will be applying for grant with Economic Development Authority to complete Clinton St Gateway Park.

### **Dempsey Update (M. Austin)**

Had to replace stove in unit. Looking to be 100% occupied by September 1<sup>st</sup>. One eviction pending for non-rent related violations. Tenant should be out by September 1<sup>st</sup>.

Fire inspection completed, no major issues. REAC inspection to be done on September 2<sup>nd</sup>.

Currently there are 120 applicants on the waiting list.

Per Sheridan – Preston Johnson has run trim for windows. Work will begin on the 3<sup>rd</sup> and 4<sup>th</sup> floors, Third St location. Notice will be given to residence and businesses ahead of schedule.

Will be opening an account with Hertz to rent a lift.

Window coverings for Lazy Donkey will be addressed. Victoria meeting with Enrique next week.

No update on sale of Dempsey garage.

365 Third St (Felicia's Cakery) – need to discuss lease with tenant; hoping to transition from monthly to a more traditional lease. Will update at work session, per Victoria.

### **Parking Update**

Elevator repair in progress; pressure washing parking deck continues, painting to begin soon; will install fencing once painting is complete. Collections for parking continue to increase.

- V. 9:35 a.m. Motion to enter Executive Session to Discuss Real Estate Acquisition by or from the Authority (Griffin)(Thomason)2<sup>nd</sup>

***Executive Session meeting documented separately.***

10:13 a.m. Motion to leave Executive Session (Beeland)(Griffin) 2<sup>nd</sup>

- VI. Old Business

Fulton Baptist Church – Gary Bechtal has new contract to sale church to Joshua Hale for \$250k. Clause will be added to contract stating the buyer is to work with the current occupants of church; standard PSA once 60 days due diligence is completed.

## Motions

1. Motion for Sharpton and Morrison to proceed with renegotiating option agreement to develop Renaissance on the River (UDA's Riverside Drive parcel) (Griffin)(Thomason)2<sup>nd</sup>; motion passed.
2. Motion to approve sale of Fulton Baptist Church (Beeland)(Thomason)2<sup>nd</sup>; motion passed.

VII. New Business – non

10:19 a.m. – meeting adjourned