

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
WORK SESSION MEETING
August 26, 2021**

A non-voting work session meeting of the Macon-Bibb County Urban Development Authority was held on Thursday, August 26, 2021, at 8:30 a.m. at the Terminal Station, 200 Cherry St, 4th Floor, Morris Cohen Conference Rm, Macon GA 31217.

The agenda was as follows:

August 26, 2021

Presiding: Kay Gerhardt

Attending: Kay Gerhardt, Jan Beeland, Ryan Griffin, Charles Richardson,

Absent: Cole Thomason, Loretta Thomas

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others in Attendance: Blake Sharpton, Mike Austin, Jesse Mayes,
Chris Sheridan

Media:

Called to order- 8:40 a.m.

Adjourned- 10:12 a.m.

I. Central City Apartments Update

Presentation presented by Mike Austin of Macon Housing Authority. Apartments would be classified as workforce-affordable housing. Mr. Austin discussed some key points: location (land next to Daybreak on Walnut St), complex will include 6-10 rooms designed specifically for respite/medical care, medical staff will be available, complex will have 82 units (this number does not include the respite rooms); total investment of \$20million.

Regarding EPA issues that needed to be addressed about the site, Mr. Austin received clearance letter stating land was clean.

Architectural designs will be provided by Bob Brown. Construction expected to begin 2022 and in operation by 2023.

Looking to have law enforcement on-site with unit incentive.

Addressed challenges: loitering, flooding issues, lighting, and road repairs; other departments and county officials have been notified of these problems.

The county and architect will provide schematics; site layout pending.

Logistics of trucks and routing are in discussion phase.

Multiple funding sources will cover construction and operation of respite wing.

This will be an income restricted property; will have ground-breaking in near future.

Suggestions on the building aesthetics were discussed, such as the brick to stucco ratio, also the addition of historical touches.

Board requested copy of presentation and site layout.

II. Dempsey Update

Work began on windows Tuesday, currently using 1 lift. No major surprises currently. Sheridan to email suggestions to the board regarding historical touches for windows.

REAC scheduled for 9/2/21.

Sale of Garage is currently in HUD legal, should have a response in approximately a month.

Morrison spoke with Stephanie Tuesday about fire insurance and fire rating; wanted to wait before speaking with Skalko.

Griffin spoke with Mr. Rodgers at NewTown about possibly remarketing Lazy Donkey. If need be, NewTown would be willing to pay rent for 6 months. Stressed the need to get current tenant to open or vacate. Need to secure lease with contingencies.

July financials look good; RFR Reserve Acct showing balance of \$580k; management fees are current.

Debt Service Coverage Ratio for July is 1.64

Biggest upcoming expense is REAC Prep; officially hiring Evan as full-time maintenance.

III. Parking Update

Jesse Mayes officially attended his first board meeting as the new manager for Park-Macon; provided a brief update on meters and parking deck: Meters have been updated with contact number, working with employees on becoming more customer service oriented, suggested to research "I Am Macon" training for employees as well. Painting and pressure washing parking deck are in progress. Security cameras have been purchased; fencing deck will begin on 9/13/21. Physical presence on property has helped deter trespassers; new equipment to be purchased; property signage strongly encouraged. August revenue showing strong.

IV. Mill Hill Update

Tech Tool Shed event was held Wednesday at the Mill Hill Community Arts Center. Two new members joined.

209 Schell continues to be a work in progress.

Suggested contractors for future MH project(s): Preston Johnson, 3C, and Steven Ard (carpenter).

Progress is being made with the park. Wind sculptures have been ordered, also anticipate tree-planting and landscaping soon.