

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
REGULAR PUBLIC AUTHORITY MEETING
September 9, 2021**

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday, September 9, 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:

September 9, 2021

Presiding: Madame Chair, Kay Gerhardt

Attending: Kay Gerhardt, Charles Richardson,
Loretta Thomas, Ryan Griffin

Absent: Dr. Charles Callender, Cole Thomason, Jan Beeland, Suzy Garcia

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others in Attendance: Mike Austin, Blake Sharpton,
Wanzina Jackson, Mayor Miller,
Stephanie Folsom, Chris Sheridan

Media: Liz Fabian

Called to order – 8:39 a.m.

I. Minutes Approval

Motion to approve (Griffin) (Richardson) 2nd: motion passed

II. Financial Report (Morrison)

Operating and other funds showing an increase; deposits are strong, Local Loan Fund payments are current; nothing unusual or outstanding. Motion to approve financials (Richardson)(Griffin)2nd: motion passed

Action Items

PACE Program Inducement Request-Blake Sharpton

Counsel addressed the board concerning PACE request. UDA has been provided in depth information via previous meetings. Counsel wanted to address key points covered within inducement request.

Motion to approve inducement (Griffin)(Richardson)2nd: motion passed.

III. Discussion Items

Dempsey Update

Folsom provided 3 lease options for the 359 Third St location:

1. Atomic Gaming (providing entertainment), hours of operation would be Tuesday – Sunday, 12pm – 10pm
2. Architectural Vision Inc (retail specializing in windows & doors)
3. Hello Boba (business plan submitted)

Dempsey Garage

Per Folsom letter was submitted to fire chief this week addressing resolution to fire proofing and fire codes.

Dempsey (M. Austin)

REAC score increased from 59 (2019) to 77 (2021)

Electrical panels and other minor issues have been addressed; should be hearing from “legal department” about the removal of unit.

No new Covid related issues

Debt service coverage ratio for July (1.67); August financials are pending.

Windows

Per Sheridan, will continue to work on the windows with Preston; anticipating project will be under budget with materials and labor.

Lazy Donkey

Per Jessie, gas crew worked on gas line August 31st, tenant removed paper from the windows, also acknowledged receipt of letter from Atty. Sharpton regarding opening.

Riverside Dr. Assemblage Option Agreement – paperwork pending.

Mill Hill Update

Project Director met with P. Turner, August 26th to discuss punch list for 209 Schell (little activity of work showing on site); hopeful that house will be completed by early October.

Preparing for Macon October Ramble; MH homeowner will be showcasing their home; anticipate signage completion and landscaping to be done before Ramble. Photographer Dsto to do photo shoot of resident artist this week.

Sheridan provided name and contact information for potentially new contractor (Beverette Battle)

Parking Update

Morrison, Causey and J. Mayes met with Nigel to discuss striping and loading zones; discovered there were no original plans and specks for striping/designated areas. Working through issues to resolve as soon as possible.

Parking Deck

First round of painting completed, security hired, and stairwell barricaded.

Parking Meters

Spare parts have been ordered for meters and new meters are being delivered. Maintenance training will be provided to staff.

IV. 9:48 a.m. Motion to enter Executive Session (Richardson)(Thomas)2nd

Executive Session minutes recorded separately

10:22 a.m. Motion to leave Executive Session (Griffin)(Richardson) 2nd

Motions

1. Motion to move forward in pursuing Miller-Heath & Tim Thornton, their entity MMI Thornton regarding property on Poplar and money owed to UDA; move forward to negotiate fee structure via “date certain” letter, if unsatisfactory, UDA will immediately proceed with filing of lawsuit by way of UDA counsel. (Griffin)(Richardson) 2nd; motion passed.
2. Motion to grant sale of property (317 Garden St) to Victoria Jessie, subject to UDA covenants (Richardson)(Griffin) 2nd; motion passed.

V. Old Business -none

VI. New Business-none

10:25 a.m. – meeting adjourn