

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
WORK SESSION MEETING
September 23, 2021**

A non-voting work session meeting of the Macon-Bibb County Urban Development Authority was held on Thursday, September 23, 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:
September 23, 2021

Presiding: Kay Gerhardt

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

Absent: Cole Thomason, Jan Beeland

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others in Attendance: Jesse Mayes, Jamie Garner, John Olive, Julie Wilkerson

Media: Liz Fabian

Called to order- 8:37 a.m.

Adjourned- 9:55 a.m.

I. Mill Hill Update

Both Julie and John (art center managers) provided an overall update on the community arts center from its opening in 2018 to present. Julie discussed the financial status and increase in costs for overhead, utilities, and insurance (expenses are approximately \$30k annually), not including personnel.

Programs currently offered at the center are the Bakers Collective (most successful), generating \$21k annually and Tech Tool Shed (Resources available to artists). Facility rental will help with costs as well.

MAA will retain ownership of the artists house, rental income helpful.

Julie brought to the attention of the board that tax credits will need to be discussed soon.

Update from Project Director, Per Jessie after speaking with Patrick, UDA has decided to purchase the remaining materials needed to complete 209 Schell; costs of materials approximately \$6k.

Plans have been submitted to two potential contractors (Beverette) (Walker) for the 247 Schell property. Expected to have quotes from contractors in a few weeks.

Work continues throughout Mill Hill Village in preparation for the Fall Ramble. Spoke with Rosson sign company, pushing to have signage before Ramble.

II. Dempsey Update

Work on windows continue, still coming in under budget.

As of August, DSC is 1.57.

Working through issues with fire department concerning deck/garage.

Dempsey Commercial Properties

Received signed lease agreement for 359 Third Street from Hello Boba Tea; to be formally approved at next regular session meeting.

Equipment and furnishings need to be removed.

Lazy Donkey – no update. Interest and offer from new tenant are pending.

III. Parking Update

Meters – meters are being serviced and repaired as needed. Paint projects is completed, improvements, barrier fences installed on upper level. Parking deck cleaned on a regular basis.

Ticket bar issue addressed – a temporary solution to ticket bar will be to charge a flat fee of \$5.00 for parking (saving both paper and time).

Parking revenue – September showing as a strong month; weekend parking showing an increase.

Striping – Will be doing a walkthrough focusing on key areas and getting quotes.

9:24 a.m. Motion to enter closed session (RG) (LT) 2nd

9:55 a.m. Motion to leave closed session (CR) (LT) 2nd – Meeting Adjourned

