

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
REGULAR PUBLIC AUTHORITY MEETING
October 14, 2021**

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday, October 14, 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:

October 14, 2021

Presiding: Madame Chair, Kay Gerhardt

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

Absent: Dr. Charles Callender

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others in Attendance: Mike Austin, Blake Sharpton,
Wanzina Jackson, Greg Brown, Stephanie Folsom,
Elisha Helstrom, Suzy Garcia, Gary Bechtel,

Media: Liz Fabian

Called to order – 8:32 a.m.

Adjourned – 10:44 a.m.

Note: Per Board Chair, Cole Thomason has resigned his seat as a UDA Board Member.

- I. Minutes approval – motion to approve minutes (Beeland) (Griffin) 2nd motion passed.
- II. Financial Report (Garcia)
Operating fund reflecting an increase due to monthly land acquisition deposits. Money will be moved to a separate account (investment account) which will be for land acquisition checks and will show in the investment section of the financial report, providing for a more accurate reflection of money in operating.

Parking Fund – Reflecting more in account. Received invoice this week; balance will adjust once invoice is paid.

213 Clinton – No activity showing on account; financials are managed by MAA; UDA pays the utilities and reimbursed by MAA.

Parking Revenue – Both September and October showing strong.

Motion to approve financials (Richardson) (Thomas) 2nd – Financials approved.

- III. Action Items

Dempsey Lease (Stephanie Folsom)

Lease presented for 359 Third St. Tenants will be Hello Boba Café. Lease is 5yrs., all improvements will be at expense of tenant, no costs to UDA, utilities to be on asap. Hello Boba, will have a modern concept/Japanese inspired layout, selling beverages and food.

Motion to ratify lease (Griffin) (Beeland) 2nd

Lazy Donkey – Plan to be open year end 2021.

Alexandria's – Tenant request to terminate lease. Business has been extremely slow.

Will pay arrears in installments and vacate property immediately. Rent is \$1660.00; amount due is \$10,111.80 (amount due through September). Folsom suggested board request half of expenses incurred for space renovations; renovation total approximately \$6k. Motion to authorize Morrison to negotiate repayment of rent and renovation expenses. (Griffin) (Thomas) 2nd. Motion passed.

247 Schell Ave Contractor Selection – Alex Morrison

Gary Walker has been selected to complete 247 Schell Ave. Pricing quotes for project are pending. Mr. Walker has done work in the downtown Macon area and roofing work for ECD related projects. All positive feedback in response to his work (timely and efficient). Motion to authorize Morrison and Gerhardt to negotiate contract and signing (Richardson) (Griffin) 2nd.

209 Schell Ave Contract Termination – Alex Morrison

Mr. Turner has not been working consistently on project. Last work done on or at property was prior to September 13, 2021. There have been multiple delays between February 2021- October 2021. Morrison and Jessie both met with Mr. Turner about the status of project completion.

The board finds no issues with the quality of Mr. Turner's work; jobs is approximately 50% completed (electrical/plumbing done and approved) however concerns have been raised regarding payment of vendors and the need to hold last check until verification of vendor payments completed. Looking to hire another contractor to complete job; possibly (Gary Walker). Jessie and Morrison to meet with Mr. Turner today to get keys to property, supplies and furnishings. Mr. Turner is to retrieve his equipment from work site.

Motion to terminate contract and hold check until December 31, 2021 (Beeland) (Richardson) 2nd.

Morrison will speak with Mr. Walker next week regarding 209 Schell project.

IV. Discussion Items

Riverside Dr. Assemblage Option Agreement

Per UDA Counsel, environmental documents have been cleared and cleared to proceed with construction; approval granted for residential structure as well. Transfer of property to UDA pending option agreement. UDA to negotiate option agreement with Kirby; anticipate having final agreement ready November/December for board approval.

Mill Hill Update

Per Beeland, Georgia Trust was in town last week for the October Ramble. There were over 400 in attendance in visiting 51 sites, which included Mill Hill. Received many compliments about the Mill Hill area and the work being done. Beeland acknowledged the work of participants regarding cleanup, landscaping and showcasing of Mill Hill house.

Per Jessie, no update on signage; reached out to company Tuesday.

Dempsey Update (Helstrom/Austin)

Showing 98% occupied, waiting list is strong and growing. Will be hiring a new maintenance individual as soon as possible. Currently maintenance services are provided via temp. New washer/dryer system installed.

Windows (per Sheridan via Gerhardt) – Preston making good progress; will resume working on windows in 2 weeks.

Dempsey has partnered with the local food banks and Salvation Army to provide free food and care bags (194) to residence.

Financials – debt service coverage continue to be closely monitored. Audit is currently in progress, looking good overall.

Inspection/punch list - electrical panels and other items have been addressed and fixed.

Dempsey Deck – under review with Skalko, due diligence period to be extended, HUD expected to approve sale.

Parking Update

Jesse Mayes resigned last Friday. Corporate overseeing local office until position filled. Deck issues mostly abated.

Municipal court/Citations- will be sending out “last chance” letters before final notices issued to appear in court.

- V. 9:53 a.m. Motion to enter Executive Session (Beeland) (Thomas) 2nd
- 10:42 a.m. Motion to reopen meeting (Griffin) (Beeland) 2nd

Minutes documented separately

Motion

Motion to accept the property/development agreement for 477 Hawthorne St from Macon Bibb County (Thomas) (Richardson) 2nd

Abstained (Griffin) due to possible conflict of interest.

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