

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY  
WORK SESSION MEETING  
October 28, 2021**

A non-voting work session meeting of the Macon-Bibb County Urban Development Authority was held on Thursday, October 28, 2021, at 8:30 a.m. at the Terminal Station, 200 Cherry St, 4<sup>th</sup> Floor, Morris Cohen Conference Room, Macon, GA 31217.

The agenda was as follows:  
October 28, 2021

Presiding: Kay Gerhardt

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

Absent: Dr. Charles Callender

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others in Attendance: Blake Sharpton

Media: Liz Fabian

Called to order- 8:33 a.m.

Adjourned- 9:55 a.m.

I. Mill Hill Update

Morrison and Jessie met with Mr. Turner and explained to him that his check would be held until UDA received written statements from vendors, verifying all payments have been made and satisfied.

Mr. Turner has returned 1 key and vanity.

UDA will meet with Gary Walker at 2:30p.m. today to discuss pricing of 247 Schell and possibly completing 209 Schell. Current subs to remain if possible.

Per Beeland, Bryants would like to purchase 245 Hydrolia St., renovations to be completed at buyer's expense. Currently, house has been painted and has a new roof.

The board would need to agree with selling house with provisions such as: home to remain as a residence for resale purposes & enforce covenant and easement restrictions. Pricing of home to be determined by board.

Project Director pointed out the possibility of potential artists looking to purchase 1bd/1bth homes in the future.

Bryants will be in town next week to meet.

EDA (Economic Development Administration) Grant has been submitted. Total amount of grant is \$6million. Breakdown of grant: \$1.1m will go towards rehab of 2 homes and balance towards park.

Per Jessie, Rossons Signs anticipates sign for Mill Hill will be completed by November 12<sup>th</sup>.

## II. Dempsey Update

### Deck

Skalko reviewed plans and determined that a second stairwell is needed for structure. Information was relayed to Wess. Currently waiting for response.

### Boba Tea (Commercial Property)

Wiring installed incorrectly by previous tenant, discovered by electrician. Two panels were installed; one is in good condition the other panel will be replaced.

Electrician will have the space ready for inspection. The inspection was scheduled however Macon-Bibb County is currently behind on inspections.

#### Piping Quote

Condensation dripping on unwrapped pipes between the 1<sup>st</sup> & 2<sup>nd</sup> floors are causing ceiling tiles to collapse.

Received a quote of \$62k from company "Out of the Park". Board feels quotes is too high and suggested to get additional quotes before proceeding.

#### Alexandria's

Follow up with Folsom, stress the need for occupants to exit property. Board will draw up written document concerning lease, exit and payment. Occupant stated they can pay between \$500-\$600 towards arrears.

#### Lazy Donkey

Issues continue; lease will not be renewed. Jessie will touch base with Folsom on proceeding steps through December 2021 per counsel.

#### Dempsey Financials

Per Morrison, received financials this week. Macon Housing Authority currently working on audit.

9:21 a.m. Motion to enter Closed Session (Beeland) (Griffin) 2<sup>nd</sup>.

Closed Session minutes documented separately.

9:55 a.m. Motion to reopen (Beeland) (Griffin) 2<sup>nd</sup> .

Old Business – none

New Business – none