

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
REGULAR PUBLIC AUTHORITY MEETING
November 11, 2021**

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday, November 11, 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:

November 11, 2021

Presiding: Madame Chair, Kay Gerhardt

Attending: Kay Gerhardt, Jan Beeland, Charles Richardson, Loretta Thomas, Dr. Callender

Absent: Ryan Griffin

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others in Attendance: Blake Sharpton, Suzy Garcia

Media: Liz Fabian

Called to order – 8:33 a.m.

Adjourned – 11:05 a.m.

- I. Minutes Approval – motion to approve minutes (Beeland) (Richardson)2nd. Minutes approved
- II. Financial Report (Garcia)
Operating Acct – Land Appropriation funds have been moved. Separate account to be established.

Parking fund – Per Garcia, have not received the September invoice from Lanier/Reef therefore not reflected in financial report. Showing operating at a loss however debts are covered via Reserve fund.
Motion to approve financials (Thomas) (Richardson) 2nd

III. Action Items

Macon Mall Property Acquisition (Sharpton)

Sharpton provided presentation and site maps of future for Macon Mall. As previously stated, UDA will take title to property. The donation will come in 2 phases: Donation 1 (Deed of gift) & Donation 2 (Ground Lease). Maps indicate which parcels and units will remain under ownership of Hull. Intergovernmental contract to be established, RFQ has been done and feasibility study to be completed.

Macon Mall Bond Issuance & Reimbursement Resolution

Resolution from November 9, 2021 was presented today with expressed intent established. Sharpton provided explanation of documents (bonds, account establishment, sharing of maintenance and operating expenses).

Motion to approve resolution (Dr. Callender) (Beeland)2nd

PACE Program Established

Commissioners approved resolution. Sharpton presented to UDA board. Three party intergovernmental contract will consist of Urban Development Authority, County and Tax Commissioner.

Motion to approve establishment of PACE program (Richardson) (Thomas) 2nd motion passed.

Consent agenda approved next Tuesday.

Riverside Dr. Assemblage Option Agreement

Sharpton provided a recap of option agreement and possible modification. The site has been cleared regarding environmental

remediation however the issue involving both AGL & Georgia Power must be resolved before the 5yr option agreement will go into effect.
Motion to approve option agreement (Beeland) (Thomas) 2nd

Alexandria's Lease Term Agreement

Board seeks to go after past due rent only. Garner prepared settlement of term agreement. Effective 11/30/21 property to be vacated and clean. Beginning 12/1/21 payments of \$600.00 are to be paid monthly to Ms. Helstrom (Dempsey Property Manager) until paid in full. Total amount owed is \$13,431.80. Tenants agree with contract.

Motion to approve lease termination agreement (Richardson) (Thomas) 2nd.

IV. Discussion Items

Mill Hill Update

Project Director met with Mr. Walker and Ronnie. Drafted contract and submitted to Horizon Committee. Questioned the possibility of keeping the layout of the home "as is" or flipping layout due to load bearing wall. Mr. Walker is preparing final contract to be submitted next Wednesday, November 17, 2021. Revisions should be ready November 19, 2021.

Mr. Walker has permits from the county and a projected demo date of November 29, 2021. Project completion timeline estimated 15-16 weeks. Plans are for 247 Schell and 209 Schell to be worked on simultaneously with 247 Schell being main focus.

Pod on site is currently storing building materials and furniture. Board agreed Pod should be unloaded; furniture to go to Historic Macon and building materials placed inside home.

Per Rosson, sign in production; brick work has not begun.

Dempsey Update

Window project has a delay due to delivery of lift per Sheridan.

Austin and Helstrom reported having 85 person waiting lists & 94% occupancy. Fire Marshall cleared all Dempsey commercial sites. September DCR is 1.54.

Should receive last f/y audit draft today. Security officer replaced and tenant meetings to resume in January 2022.

Lazy Donkey

Intentions are to be open by 12/2021; found plumbing issue; issue resolved at tenant's expense. Reminder email submitted via Project Director.

Alexandria's

Window was damaged had to be replaced.

Hello Boba

HVAC concerns have been addressed. Renovations in progress.

Parking

No replacement for management position currently. Gloria will cover responsibilities of management until position is filled. Continue to cite parking violators. Deck improvements have continued; electrical work has provided increased lighting.

Revenue for October and November showing strong.

10:30 a.m. Motion to enter Executive Session (Thomas) (Beeland) 2nd

11:04 a.m. Motion to reopen meeting (Beeland) (Dr. Callender) 2nd

Motions

Motion Urban Development Authority to accept settlement agreement involving MMI-Thornton and the reimbursement of all related expenses owed to UDA (Richardson) (Thomas) 2nd

Old Business – None

New Business – Food Bank Expansion

Local food bank to receive ARPA funds totaling \$4 million; information presented to board detailed the position of UDA (grant facilitator). Garcia raised concern of possible audit due to amount of funds however will research further.

Motion to authorize UDA Executive Director, Board Chair and Sharpton to negotiate MOA (Beeland) (Richardson)2nd.

11:05 a.m. adjourned