

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
REGULAR PUBLIC AUTHORITY MEETING**

April 14, 2022

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday, April 14 , 2022, 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:

April 14, 2022

Presiding: Madame Chair, Kay Gerhardt

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

Absent: Suzy Garcia

Staff: Alex Morrison, Donesha Gibson

Others in Attendance: Blake Sharpton, Katina Wilson, Ryan Drew,
Mike Austin, Greg Brown, Wanzina Jackson,
Elisha Helstrom, Gary Bechtel, Jeffrey Ruggieri,
Gary Wheat, Michael Barber, Glenn Alba,
Tim Thornton, Naomi Mirsky, Patrick Goff,
Cater Thompson

Media: Liz Fabian

Called to order – 8:30 a.m.

Adjourned -10:38 a.m.

I. Minutes Approval

Motion to approve minutes (Richardson) (Crisp)2nd

II. Financials – Suzy Garcia

No financial report presented today. Financials to be discussed next month.

III. Actions Items

- Macon Mall Project Bond Resolution
Copies of the bond resolution were presented to the board and a recap of its content provided via Sharpton.
Motion to approve bond resolution (Crisp) (Thomas)2nd
- UDA FY23 Budget Request
Budget request has been submitted to the county commissioners. Morrison explained the financial breakdown. Board inquired about possibly increasing the budget. No action to be taken.
- MBC IGA Amendment for Relocation of USS Macon Replica to Macon Mall
Motion to approve amendment (Crisp) (Thomas)2nd
- PILOT for Baconsfield Apartments
PILOT application received and presented to the board. Project consist of converting Baconsfield Apartments/Office Park into 60 apartment units. The projected costs are approximately \$3 million. Applicant has received a commitment loan from NewTown. Application requirements have been met; all documents including plans have been submitted and ordinances satisfied.
Motion to approve (Griffin) (Thomas)2nd

- 245 Hydrolia Street Option
Received proposal from Bryants to purchase 245 Hydrolia for \$15k “as is”. Requesting a year to research and explore costs for rehab. Board agreed to 6 months. Home will not be used as a rental. Motion to approve (Griffin) (Thomas)2nd

IV. Discussion Items

- Mill Hill Update
247 Schell near completion, waiting on kitchen cabinets and kitchen appliances. Temporary security system has been installed. Multiple interested buyers.
Will touch base with Chad regarding park and Antonio for cleanup around Main, Hydrolia and Garden St properties.
- Dempsey Update
Stormwater drainage issues being resolved.
Budget process has begun; a final draft to be ready in June. Food drive continues to do well.
Dempsey to receive \$31k in back rent collections via DCA-Rental Assistance Program also cameras have been installed.
Dempsey Commercial – All commercial spaces are now leased. Ambitious Graphics are in the process of moving into new location. Helstrom to follow-up with Lazy Donkey regarding alcohol license.
- Parking Update (Drew)
Evening parking coverage has increased with Parking Enforcement. New signs have been placed at the 300 block. Scofflaw to be addressed regarding parking violators. Adjustments were made concerning towing amounts (vehicles will now be towed for fines of \$1000.00 instead of \$3000.00 beginning Monday). Revenue generated during the filming of “The Color Purple” as

accommodations were made with the removal of meters during filming.

440 Mulberry has significantly increased lighting and currently is “cash only”: working on alternate payment forms for parking accessibility.

Requesting guidance to resolution for elevator leakage due to wall cracks. Also looking to find a water source to allow garage cleaning.

Not fully staffed at this time. Currently there are 2 employees covering the evening shift, 1 morning person, and 8 applicants to review. Need an additional 2-3 employees.

Revenue up for March.

Board suggested using a 3rd party collection agency for outstanding fees, also stressed the need to get violators in court.

V. 9:25 a.m. Motion to enter Executive Session (Griffin) (Crisp)2nd

Executive Session minutes documented separately

10:36 a.m. Motion to reopen meeting (Crisp)(Thomas)2nd

Motions

Note** (Mr. Griffin abstained from voting regarding 477 Hawthorne Street).

Motion to resend terminated contract taken on April 4, 2022, regarding 477 Hawthorne St. (Richardson) (Thomas)2nd

Motion to extend contract agreement with Dr. Cohen to May 31, 2022 (Richardson)(Thomas)2nd

VI. Old Business – None

VII. New Business – None

10:38 a.m. Meeting Adjourned