

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
REGULAR PUBLIC AUTHORITY MEETING
December 9, 2021**

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday, December 9, 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:

December 9, 2021

Presiding: Madame Chair, Kay Gerhardt

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

Absent:

Staff: Alex Morrison, Victoria Jessie, Donesha Gibson

Others in Attendance: Blake Sharpton, Suzy Garcia, Katina Wilson, Ryan Drew, Mike Austin, Gary Bechtel, Greg Brown, Wimberly Treadwell

Media: Liz Fabian

Called to order – 8:33 a.m. – 10:44 a.m.

*New board member **Jim Crisp** introduced to the board.*

- I. Minutes Approval – motion to approve minutes (Beeland) (Richardson)2nd

II. Financial Report (Garcia)

Garcia addressed large amounts reflected in financial report: land appropriation funds moved from operating, \$50k to Barkan (consulting fee) noting that 3 of 5 payments have been made and \$17k for Mill Hill statues (these funds are to be reimbursed via Community Foundation).

Parking fund operating at a small loss however covered via Reserve fund.

Audit almost completed.

Motion to approve financials – (Richardson) (Thomas) 2nd

III. Action Items

PACE Loan Resolution (Sharpton)

Sharpton provided synopsis of PACE loan and its accessibility to interested parties. UDA to receive a project fee of \$20k for its involvement with current PACE project.

PACE soon to be marketed on UDA website.

Motion to approve resolution – (Griffin) (Thomas) 2nd

ECDD Loan Program Reinstatement (Morrison)

Morrison provided background of loan program. The Urban Development Authority will facilitate loan program for ECD. New program guidelines have been established along with the establishment of a loan committee.

There are currently 2 loan applications in progress: 1. In-Door farmer's market (loan amount \$100k) location Third & Hazel 2. M&M sandwich/pastry (loan amount \$20k) location Forsyth St. UDA will

approve program to allow funds to be transferred and documented for accounting purposes. Due to receive a fee for services.

Motion to approve recommendations for loan committee to do Farmer's market and M&M loans- (Thomas) (Griffin)2nd

Hawthorne Property Sale (Bechtel)

Bechtel discussed contract with UDA and David Cohen. Property will be used for residential purposes. Contingencies to be established to the satisfaction of both parties.

Motion to approve contract with specific contingencies that are satisfactory to all applicable parties. – (Richardson) (Crisp)2nd

Note**Mr. Griffin abstained from discussion and vote regarding the Hawthorne Sale.

Forsyth Street Parking Lot Landscaping (W. Treadwell)

Treadwell presented landscaping plans to the board. Concerns raised over the lack of trees and placement of trees. Board requested that existing plans be modified to include more trees; will revisit next month.

IV. Discussion Items

Mill Hill Update

Received positive feedback from Bryant's regarding easements associated with additional home purchase.

Contract signed (Gary Walker) for home renovation of 247 Schell Ave.

Projected costs \$126k. Renovation has begun.

New contract to be submitted end of January for completion of 209 Schell Ave.

Sign completed for Mill Hill Arts Village receiving positive feedback from the board.

Grant application initial announcement to be made in February; funds from grant will cover cost of redoing park and renovation of recently purchased Mill Hill properties.

A draw down of \$50k will cover initial grading. No update on sculptures at this time, will follow-up and check status as soon as possible.

Dempsey Update

Per Austin DCR is 1.32

Audit completed and submitted to Regions.

Reserve fund showing \$500k+. Preston currently on site, will be working the Third St. location for 2 weeks and will proceed to work on Cherry Street. Costs of repairs to come from R4R fund.

No update on unit removal request. Showing 95% occupancy; waiting list is showing strong. One eviction due to multiple violations.

Lazy Donkey

Showing continued progress; had to convert a few electrical outlets (looking to use alternative equipment for a portion of restaurant needing AC) may require board approval. Health inspection to be scheduled.

371 Third (FKA Alexandria's)

Settlement agreement has been signed. Minor repairs needed however space is "show ready".

Hello Boba – space interior progress continues.

Parking Update

Ryan Drew has been hired as the new Operations Manager, court proceedings continue, and letters continue to be sent out to violators. Meter checks are done daily and serviced as needed. Morrison to receive daily reports.

V. 10:22 a.m. Motion to enter Executive Session (Beeland)(Crisp)2nd
Minutes documented separately

10:44 a.m. Motion to reopen (Beeland)(Richardson)2nd

VI. Old Business – none

VII. New Business – none

Meeting adjourned