

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY  
REGULAR PUBLIC AUTHORITY MEETING  
February 10, 2022**

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday, February 10, 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:

February 10, 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: Mayor Miller, Raymond Wilder, Blake Sharpton, Katina Wilson, Ryan Drew, Mike Austin, Greg Brown, Chris Sheridan, Wanzina Jackson, Elisha Helstrom, Bill Howell, J.R.

Media: Liz Fabian

Called to order – 8:30 a.m.

Adjourned -10:41 a.m.

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

- II. Financial Report (Morrison on behalf of Mrs. Garcia)  
Local Loan fund current on repayment of loans. Board inquired about the ability to lend to future borrowers. Per Morrison, the Authority is in a good position financially to provide loan assistance. No reservations or concerns raised regarding the December financials.  
Motion to approve financial report (Crisp) (Thomas)2<sup>nd</sup>

III. Action Items

***Macon-Bibb Amphitheater Design-Build Contractor Selection***

Board asked to approve recommendation of committee. Mayor Miller addressed the board regarding overview of amphitheater/venue space, research, and design. Architectural pictures provided (subject to change). RFP has been posted.

Committee selection for amphitheater consist of Piedmont Construction, TVS Architectural Firm, Stage-front, and HGOR (to be approved). Final contract to be negotiated. Groundbreaking expected to take place February 2022. Design charrette pending (2–3-week process). Project is coming in under budget, below the bond.

UDA to negotiate vendor contracts. Board inquired about minority participation regarding vendor contracts; both Mayor Miller and Morrison acknowledged that MBE goals are integrated.

As previously stated, some government offices will be relocating to the Macon Mall. Currently posted is an RFP for architectural services for county offices. RFP due next week.

Motion to approve recommendation of committee and authorize UDA Counsel and UDA Executive Director to negotiate a final formal contract (Richardson) (Crisp)2<sup>nd</sup>

***Riverside Drive Environmental Release Agreement***

Packet presented to the board regarding release of deed restrictions. Board has been asked to consider 3 items: 1. UDA assume payment

(amount TBD). Maximum amount is \$500k however price will be negotiated. Proceeds from the sale of property will cover this expense.

2. A record is to be formed consisting of declarations, covenants, and easements; acknowledgement consenting to the general release of site.

3. Release AGL/GP of liability.

Dr. Godsey and counsel have received agreement. Board agrees to the terms of the agreement.

Motion to authorize Morrison to negotiate and enter into a definitive agreement based on the terms (Richardson) (Thomas)2<sup>nd</sup>.

### **379 Third Street Lease Approval**

Space to be leased by Ambitious Graphics. They will be relocating from Poplar Street to Third St. Rent amount has been agreed upon along with space modifications. Anticipate being open by May 1, 2022.

Motion to approve lease (Griffin) (Crisp)2<sup>nd</sup>

### **Heartbeat Incentive Program Renewal & Expansion**

Information packet presented to the board detailing overall program, the benefits, and the requirements. The program addresses the need for residential structures in Bibb County.

Morrison proposed a new schedule of 20 years instead of the current 10 years regarding the tax abatement incentive (details provided in packet).

The program will be presented to the Bibb County school board.

Motion to approve recommending the renewal of existing program and the 20 yr. schedule as presented (Crisp) (Beeland) 2<sup>nd</sup>.

## **IV. Discussion Items**

### ***Dempsey***

Per Sheridan, having to spend an additional \$10k for a larger lift to address the windows. Masonry trim needs repair: it was suggested that Roscoe Ross provide this service.

## **Lazy Donkey has now opened.**

Dempsey financials are fine. Showing over 90% occupancy and waiting lists remains strong. Middle Georgia Food Bank delivers every 2-3 weeks.

Meeting with fire chief scheduled for next Wednesday at 3:30.

Installation of security cameras pending (expenses covered via RFR).

Dempsey has secured \$14k in rental assistance and an additional \$10k pending via the Georgia Department of Community Affairs.

Received first payment from former tenant (Alexandria's).

## ***Parking***

Per Drew (Sr. Operations Manager), working on solutions to curb/eliminate alley parking.

440 Mulberry – Will have maintenance to paint over graffiti tagging in parking deck also will have electrician come out and inspect electrical systems on level 3. Protective coating for concrete to be resolved as soon as possible.

Meters – Modem updates for meters in progress. Meters are swapped out in batches of 60 at a time. Meters will be removed from the Hotel 45 area allowing for more pedestrian walkable space. Meters will be reinstalled on Cherry Street.

Staff – One Parking Enforcement Officer has been hired, one new hire pending, and interviewing today. New uniforms will be ordered, allowing for better identification of staff and professional appearance

As previously stated, January numbers are down. Garcia has completed analysis; will be addressed at Regular Session meeting in March.

## ***Mill Hill***

Walker is making progress on properties. Both Robbie and Walker met regarding Mill Hill project. Lighting and fixtures have been purchased

per Beeland. Chad working to install sculptures. Artists Village to be discussed.

- V. 10:20 a.m. Motion to enter Executive Session (Beeland) (Thomas) 2<sup>nd</sup>  
Executive Session minutes documented separately

10:41 a.m. Motion to reopen meeting (Crisp) (Griffin) 2<sup>nd</sup>

- VI. Old Business

Property Acquisition of 71 Spring Street

Motion to ratify minutes from November 2021 approving the purchase of 71 Spring Street by UDA (Richardson)(Crisp)2<sup>nd</sup>.

- VII. New Business

Received loan application from Seventh Street Salvage. Applicants would like to purchase/rehab 609 Second St. Morrison addressed the board regarding restarting loan assistance program with funds from the Local Loan Fund. Board feels comfortable with request for lending.