

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY  
WORK SESSION MEETING  
February 24, 2022**

A called meeting of the Macon-Bibb County Urban Development Authority was held on Thursday, February 24, 2022, at 8:30 a.m. at the Terminal Station, 200 Cherry St, 4<sup>th</sup> Floor, Morris Cohen Conference Rm, Macon GA 31204.

The agenda was as follows:

**February 24, 2022**

Presiding: Kay Gerhardt

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

Absent: Charles Richardson

Staff: Alex Morrison, Donesha Gibson

Others in Attendance: Jamie Garner, Ryan Drew, Gary Bechtel, Gene Dunwody,  
Bob Lewis

Media: Liz Fabian

Called to order- 8:31 a.m.

Adjourned- 9:40 a.m.

**I. Mall Office Buildout Architect Selection**

***\*Note Mrs. Beeland recused herself from the board meeting pertaining to architectural selection for mall office buildout.***

An RFP was posted via Macon-Bibb Procurement and the UDA website. Three firms submitted a proposal: Deloach Architects of Macon, Smallwood Architects of Atlanta, and Dunwody-Beeland Architects of Macon.

The highest scoring and most cost-effective firm were Dunwody-Beeland Architects which Morrison recommended the board adopt for the mall project. The firm will meet with potential government offices that will be transitioning to the mall, discussing what is needed regarding the space. Looking to convert lower-level Burlington. Cost will be covered by the county.

Motion to approve architectural firm Dunwody-Beeland (Crisp) (Thomas)2<sup>nd</sup>.

**Motion requested to amend agenda item authorizing opening a line of credit. (Beeland) (Thomas)2<sup>nd</sup>**

UDA to open a line of credit with Renasant Bank; funds used to purchase 71 Spring St. Credit line description: 4% fixed, revolving, 15 months term, to mature May 2023.

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

8:41 a.m. Motion to enter Closed Session (Crisp) (Thomas)2<sup>nd</sup>

***\*Note Mr. Griffin recused himself from closed session due to possible conflict.***

Closed Session minutes documented separately

9:35 a.m. Motion to reopen meeting (Crisp) (Thomas)2<sup>nd</sup>

### **Motion**

Motion to extend due diligence for Hawthorne Property to March 14, 2022 (Beeland) (Crisp)2<sup>nd</sup>

Virgil Powers – No formal decision at this time, will follow-up.

Dempsey – HUD has agreed to remove unit as requested via Macon Housing Authority.

9:40 a.m. Meeting adjourned

