

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
REGULAR PUBLIC AUTHORITY MEETING
January 13, 2022**

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday, January 13, 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:

January 13, 2022

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, Ken Neil, Paul Midkiff, Chris Sheridan, Wanzina Jackson, Elisha Helstrom, Stephanie Folsom

Media: Liz Fabian

Called to order – 8:33 a.m. 10:36 a.m.

- I. Minutes Approval – motion to approve minutes (Beeland) (Griffin)^{2nd}

II. Audit Report – Ken Neil

Audit report given by Mr. Neil concluded an Unmodified Opinion which is the highest-level rating one can receive. Mr. Neil provided highlights and breakdown to the board.

Parking fund and reporting addressed; account reflects more than what's reflected on statements. Timing in receiving reports have been an on-going issue. Reconciling account to be done to resolve annual discrepancy.

Motion to approve audit (Richardson) (Thomas)2nd

III. Financial Report – Suzy Garcia

Operating fund showed a surplus in November however account is on target.

Regarding the Parking Fund, Garcia will prepare an analysis of revenue/expenses for years 2019, 2020 & 2021.

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

IV. Action Items

Macon Mall – Pickle Ball Contract (Morrison)

Morrison presented Pickle Ball contract to the board. The location of the courts will be in the area formerly occupied by Belks. Drawings for court design will be provided by Sidney Hayes. It was suggested that Ronnie Williams be contacted for additional insight regarding layout. UDA to approve procurement. There is a 4% construction fee however all costs to be covered by the county. Concern raised over drawings not detailing mechanical, electrical, and plumbing in structural design, also insurance verification.

Motion to approve contract with modifications to include MEP & insurance requirement; also authorizing Morrison to negotiate final contract. (Richardson) (Thomas)2nd

V. Discussion Items

Mill Hill Updates

Walker making progress at 247 Schell Ave and on schedule to proceed to 209 Schell.

UDA was not selected to receive EDA grant; will continue to investigate other funding sources.

Wind Sculptures have arrived; will have delivered to Mill Hill as soon as possible. Chad will pour concrete slab for sculpture installation.

317 Garden St is back on the market. Lot to be cleared for better visibility of property. Thomas to touch base with landscaper for clearing.

Dempsey Update

Dempsey showing 90% occupied with 8 move-ins pending. DCR at the end of November was 1.65.

Residence received distributions from both the food bank and Salvation Army. Waiting list continues to show strong.

Per Sheridan, windows completed on Third St. except for the top floor (these windows need to be replaced instead of repaired). Restoration specialist needed. Sheridan to research quotes.

The lift will be moved to Cherry St. which will affect useful parking spaces. Estimated timeframe for completion is 3 weeks. Drew has begun the process of placing cones for worksite.

Lazy Donkey

Health inspection scheduled for next Tuesday, January 18, 2022.

Concern raised over DCR if space left vacant.

Parking Update

Currently short-staffed; numbers will be down per Drew. Interviews are on-going.

Working to increase lighting at 440 Mulberry, specifically in the stairwells and the 2nd and 3rd floors.

VI. Executive Session

9:36 a.m. Motion to enter Executive Session (Beeland) (Griffin) 2nd

Minutes documented separately

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

Motion to approve purchase and sale agreement of 1195 & 1196 Third St subject to county identifying funding source and instruction from county on what to do with property post purchase. (Griffin) (Thomas) 2nd

VII. Old Business – none

VIII. New Business- none

10:36 a.m. Meeting adjourned