

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
WORK SESSION MEETING
January 27, 2022**

A non-voting work session meeting of the Macon-Bibb County Urban Development Authority was held on Thursday, January 27, 2022, at 8:30 a.m. at the Terminal Station, 200 Cherry St, 4th Floor, Morris Cohen Conference Rm, Macon GA 31204.

The agenda was as follows:

January 27, 2022

Presiding: Kay Gerhardt

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

Staff: Alex Morrison, Donesha Gibson

Others in Attendance: Blake Sharpton, Mike Austin, Ryan Drew

Media: Liz Fabian

Called to order- 8:30 a.m.

Adjourned- 10:44 a.m.

I. Mill Hill Update

247 proceeding ahead of schedule. Robbie and Morrison are to meet with Gary and Ronnie next week.

Chad holding sculptures; also to do grading for the installation of sculptures. Continue to look for grants to cover cost of Hydroliia St. park completion.

Bryant's continue to show interest in 2nd home purchase. House will be used for artistic projects. The Bryant's are aware that if they purchase the house, it is to be renovated as a residential structure. Beeland provided

layout of property and location to the board. Layout show areas 1&2 (no structure exists on area 1). UDA concluded a purchase price of \$15k to be reasonable.

317 Garden St. is back on the market. Griffin stress to interested parties that if they are serious about purchasing 317 Garden, they need to physically see the property, have a plan for renovations and execute. Also house to be owner occupied. UDA will have overgrowth cleared.

Multiple functions continue to be hosted at the Mill Hill Community Art Center. Board would like to see more artists related programs available for the art community. Morrison to meet with Julie and J.R. to discuss in February.

II. **Dempsey (Austin)**

Currently Reserve account has \$581k; property doing well. Austin feels confident that HUD will remove unit off-line as previously requested.

Further discussion pending regarding use of proceeds. HUD suggest paying down debt, however UDA/MHA would like to complete the window project or build up Reserve. Currently the Dempsey is fully staffed as window work continues.

DCR as of December 31, 2021, was 1.27. Housing Authority provided Dempsey employees with end-of-year bonuses.

Food bank will be delivering 75 meals to residence at no charge.

Big expenses to be discussed in the future: plumbing, elevators, brick work, 3rd Street Stairwell and balcony.

Dempsey Commercial (Morrison)

Lazy Donkey

Now operating under 2nd lease amendment; health inspection passed last Tuesday. Condition added to amended lease (if they open for business rent will increase). Backup plan remains in place.

Alexandria's

Morrison contacted former tenant regarding payment. According to them, a payment will be made by the end of January.

A current downtown tenant (t-shirt vendor) is interested in rental space. Lease offer is in place; working to finalize and bring for a vote at the next regular session meeting, February 10th.

Hello Boboa

Continue to make progress toward opening.

III. **Parking Update** (Drew)

Drew addressed the board concerning parking issues. The department is currently short staffed, which will affect revenue. Upon arrival, Drew noticed that assigned routes were not being run. New-hire interviews are being conducted to fill vacancies. Looking to fill 4 Parking Enforcement positions. To assist with staffing shortage, Parking has partnered with Mercer using "Handshake" which provides an applicant pool of students seeking employment. Board would like to restart training Parking staff to become downtown ambassadors, becoming more knowledgeable about the area will better serve the parking staff when communicating with patrons.

Due to pending cell tower changes, the meters will be directly impacted and in need of upgrading. 60% of meter revenue comes from credit card transactions. Radios due to for maintenance/upgrading; brain-switch in meters to begin asap. Contract with Mackay does not cover these expenses. Upgrades will cost approximately \$120k.

Board concerned regarding all meters being shut down at once. These changes will be done in batches to avoid a complete meter shutdown. 58 have been upgraded so far.

"Last Chance" letters to be modified making them more comprehensive to recipients. Looking to work out payment plan with violators. Board stressed the need to enforce those with extremely high citation balances.

Morrison stated that January 2022 revenue is not much different in comparison to January 2021 revenue.

Reevaluation of contract with Lanier to be discussed soon. Contract with Lanier ends December 2022. Board suggested the possibility of going “In-House”. Also, board members and UDA staff may participate in downtown “walk-about” to help with Parking department and downtown ambassadorship.

Motion to amend Closed Session to discuss personnel issue
(Crisp)(Thomas)2nd.

9:48 a.m. Motion to enter Closed Session (Beeland)(Thomas)2nd

Closed Session minutes documented separately.

10:44 a.m. Motion to reopen meeting (Crisp)(Griffin)2nd

Meeting adjourned