

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
REGULAR PUBLIC AUTHORITY MEETING
June 9 2022**

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

June 9, 2022

Presiding: Madame Chair, Kay Gerhardt

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

Absent :

Staff: Alex Morrison, Donesha Gibson

Others in Attendance: Blake Sharpton, Katina Wilson,
Mike Austin, Wanzina Jackson, Suzy Garcia,
Elisha Helstrom, Michael Colbert, Greg Brown

Media: Liz Fabian

Called to order – 8:32 a.m.

Adjourned -10:19 a.m.

I. Minutes Approval

Motion to approve minutes (Beeland) (Crisp)2nd

II. Financial Report (Garcia)

Garcia presented financials to the board providing a synopsis for the April statements. No major activity regarding the operating account and parking financials were addressed during the work session.

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

UDA request to close operating account currently at Truist and open a new operating account with Cadence.

Motion to approve closure of Truist account and establishing new Cadence account (Griffin) (Richardson) 2nd

III. Action Items

UDA Operating & Parking Budgets (Garcia)

Garcia provided a breakdown of expenses for both the operating and parking budgets (copies of both budgets were distributed to the board). Regarding the operating budget, the board discussed options for possibly increasing operating revenue via UDA properties. Garcia recommended the board approve the operating budget and amend later if the need to do so arises.

Motion to approve operating budget (Crisp) (Thomas)2nd

Parking budget should break even. Board discussed exploring options of credit card processing fees to assist with cutting costs.

Per Garcia, current budget does not include \$35k parking meter expenses (will revise to include in current budget).

Motion to approve parking budget (Griffin) (Crisp)2nd

Dempsey Budget (Austin)

Dempsey budget presented via Mr. Austin. Budget is in line with the 21/22 budget. The DCR is 1.22; the goal for next year is 1.23. Mr. Austin provided a

breakdown of the expenses regarding repairs, staffing, and overall operations of the residential property.

Motion to approve Dempsey budget (Beeland) (Thomas)2nd

Dempsey Commercial

Piping to be wrapped over Dempsey Commercial spaces due to condensation affecting ceiling tiles. Expenses to be paid out of the project fund.

Motion to approve expenses for wrapping pipes (Richardson) (Crisp)2nd

Amphitheater Food and Beverage Contract (Morrison)

Amendment to current contract to include \$20k food and beverage contract.

Motion to approve (Griffin) (Richardson)2nd

IV. Discussion Items

Mill Hill Update

247 Schell almost completed; appliances are ready to be installed. House should be completed in approximately 2 weeks. Press release to be done via the Knight Foundation highlighting down payment assistance once the house is finished. Mr. Walker will begin working on 209 Schell around the same time.

Survey to be done in 3 weeks at 243/245 Hydrolia. Board discussed the possibility of purchasing additional properties in the area; in-fill housing to be established on Hydrolia in the future.

Beeland spoke with Chad, no activity on the site at this time due to short staffing and supply shortage.

No new updates on the Dewitt-McCrary house or 317 Garden St. Morrison to follow -up with potential buyer for 317 Garden.

Parking Update

Collection agency will handle collection of outstanding tickets with large balances. Will proceed with court hearings if collections not successful.

V. 9:58 a.m. Motion to enter Executive Session (Beeland) (Griffin)2nd

Executive Session minutes documented separately.

10:19 a.m. Motion to Leave Executive Session (Beeland) (Crisp)2nd

VI. Old Business – None

VII. New Business - None

Meeting Adjourned 10:19 a.m.

