

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

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

March 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: Blake Sharpton, Katina Wilson, Ryan Drew,
Mike Austin, Greg Brown, Wanzina Jackson,
Elisha Helstrom, Stephanie Folsom, Gary Bechtel,
Jeffrey Ruggieri

Media: Liz Fabian

Called to order – 8:33 a.m.

Adjourned -10:50 a.m.

- I. Minutes Approval – Motion to approve minutes (Beeland) (Crisp)2nd

- II. Financial Report (Morrison on behalf of Garcia)
January financials presented to the board reflecting a standard month. Morrison did point out that the January report does not reflect salary reimbursement and check processing. Issue to be resolved by finance department.
Motion to approve financials (Richardson)(Thomas)2nd

- III. Action Items
D.T. Walton Development Agreement & Bond Inducement Resolution
Resolution presented by Morrison and Sharpton (hard copy presented to board members). Requesting UDA approve entering a 3-party development agreement consisting of Macon-Bibb County, Urban Development Authority and Gateway 75 (a.k.a. Piedmont).
Highlights addressed: county to convey to UDA, Piedmont to build and UDA will purchase.
Property description: 400+ parking spaces to include garage and residential, 127 designated spaces for city, \$10m purchase price (to be paid back via Pilot revenue and parking fees).
Timeline: 14-18 months to completion once construction begins. Deck to be managed by UDA. UDA to pay for feasibility study (\$10k).
Contingencies in place to protect UDA.
Motion to approve (Crisp) (Thomas)2nd

- IV. Discussion Items
Mill Hill Update
247 Schell Ave renovation on schedule and will be soon ready for listing. UDA received an additional \$10k for down payment assistance (specifically for artists of color). Griffin and Thomas will collaborate to discuss pricing the home. Met with Chad last week regarding sculptures; installation pending. Vacant properties have been secured and 317 Garden Street overgrowth clearing continues.

Dempsey Update

Per Mr. Austin, DCR is 1.32 and the budget process for 2022-2023 has begun. Food drive continues to do well, Lazy Donkey is now open and waiting lists remains strong for apartment units.

Installation of security cameras should be completed by the end of March, which should reduce the added costs of security. Progression of windows coming along nicely. R4R account balance showing \$500k+. Final inspection for Hello Boba to be done this week.

Dempsey Garage (Folsom)

Met with fire chief and Daniel Brown (Chief Building Official); researching buildings of similar structure regarding fire safety, continuing to look for solutions. Folsom to follow-up.

Buyer (December offer) continues to show interest and ready to move forward.

Parking Update (Drew)

Revenue down, staffing shortage being addressed as interviews are ongoing (2 vacancies to fill). Parking Enforcement new hire began yesterday and a new hire to start next Monday.

Drew pointed out that due to shortage of staff, there is no enforcement between the hours of 2pm-8pm. Board suggested possibly using a temp agency or overtime pay to cover those crucial hours.

New uniforms have been ordered along with high-visibility vests for maintenance workers. Maintenance has installed more lighting at 440 Mulberry parking garage.

Major parking violators will be addressed, making sure all documentation is accurate before proceeding with court hearings.

Major delays with Ackerman Towing removing violators. Will be looking into other towing providers (i.e. Mike Adams).

Weekly logs are kept for servicing meters via maintenance staff.

Mall Update

Dunwoody has begun to contact departments. Pickleball plans pending. Continuing to work on bond issuance. Over 70 people came out to the open session to discuss amphitheater/mall; over 200 online surveys were submitted as well. Anticipation of bond resolution, April 2022.

V. 9:35 a.m. Motion to enter Executive Session (Griffin) (Crisp)2nd Motion

Executive Session minutes documented separately

10:50 a.m. Motion to reopen meeting (Crisp)(Beeland)2nd Motion

VI. Old Business -None

VII. New Business- None

10:50 a.m. Meeting Adjourned