

**MINUTES FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY  
REGULAR PUBLIC AUTHORITY MEETING  
May 12, 2022**

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday, May 12, 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:

May 12, 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, Ryan Drew,  
Mike Austin, Wanzina Jackson, Jeffrey Ruggieri,  
Suzy Garcia, Stephanie Folsom, Ed Grant,  
Trent Merritt, David Aiello

Media: Liz Fabian

Called to order – 8:31 a.m.

Adjourned -11:12 a.m.

## I. Minutes Approval

Motion to approve (Beeland) (Richardson) 2<sup>nd</sup>

## II. Financial Report – Garcia

Garcia submitted February statements, providing a breakdown of both the operating and parking expenses. Timing issues continue regarding receiving the financial statements related to parking providing for more accuracy in reporting. Budget to be completed by the next meeting.

Motion to approve financials (Richardson) (Crisp)

## III. Action Items

### **Amphitheater Management Contract**

Presentation provided via Trent Merritt and David Aiello. Briefed board on company history and experience.; followed by Q&A session. Sharpton discussed contract.

Motion to authorize Sharpton and Morrison to negotiate contract with Spectra (Crisp) (Richardson).

### **Auditor Engagement Agreement**

Mr. Neal will no longer be working for CLHP (Clifton, Lipford, Hardison, Parker). He has moved to another firm (McNair, McLemore, Middlebrooks). Mr. Neal has provided accounting services for UDA for many years and fees will remain the same if UDA chooses to continue working with him at the new accounting firm.

Motion to authorize engaging McNair, McLemore, Middlebrooks as auditors (Beeland) (Thomas).

#### IV. Discussion Items

##### Mill Hill Update

Shannon provided Beeland with plans. No update regarding Chad.

209 Shell Ave – Walker, along with UDA representatives did a “walk-through” of property. Major issues were discovered (termite damage and structural issues). Projected costs to complete 209 is \$157k.

Motion to authorize 209 Schell to be completed at a cost of \$157k (Richardson) (Crisp).

Beeland to meet with homeowners May 24<sup>th</sup> to discuss neighborhood village and art programs.

##### **Dempsey Update**

Per Austin a draft of the Dempsey 22/23 budget is ready and will go over with Morrison next week. DCR is 1.22.

Morrison to meet with MWA to discuss drainage issues. Currently new tenants are moving into units. Food drive continues to be successful, providing meals twice a month.

Commercial tenants are doing well.

Helstrom currently receiving quotes due to pipe issues. Window project continues; anticipate completion end of May.

##### **Parking Update (Drew)**

Encountered supply issues regarding the upgrade of meters currently shipped. No response from Mackay currently. Parking enforcement fully staffed showing increased coverage however more equipment is needed. Currently focusing more on court cases.

Continuing to look at solutions for 440 Mulberry parking garage. Code violations were discovered during elevator inspection at 440. Financials related to parking to be discussed at work session.

\*\*Amended Agenda to discuss potential litigation

Motion to amend agenda item (Griffin) (Crisp)

V. Executive Session (10:08 a.m.)

Executive Session minutes documented separately.

Motion to reopen (11:12a.m.) (Crisp) (Thomas)

VI. Old Business – None

VII. New Business – None

Meeting Adjourned – 11:12 a.m.