

FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
MINUTES REGULAR PUBLIC AUTHORITY MEETING
August 11, 2022

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday, August 11, 2022, at 8:30 a.m. in the Mayor's Conference Room, 2nd floor of City Hall 700 Poplar St Macon, GA 31201.

The agenda was as follows:

August 11, 2022

Presiding: Chair: Kay Gerhardt

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

Staff: Alex Morrison, Donesha Gibson, Robert Stephens

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

Media: Laura Coley

Called to order – 8:42 a.m.

Adjourned -10:43 a.m.

- I. Minutes Approval – Minutes reviewed by the board
Motion to approve (Beeland) (Thomas)2nd

- II. Financial Report – Garcia
Brief overview provided regarding operating and parking fund. Financial snapshot currently unavailable for more detailed discussion. Adjustment of financials will be made and approval of financials to be done in September.

III. Action Items

Loan Approval-609 Second Street

Loan request for \$50k, borrowers to do store front renovations @ 609 Second Street. All required documents have been submitted. Property listed via Old Post per Griffin.

Motion to approve (Thomas) (Richardson)2nd

Residential Parking Zone Changes

Property owners and businesses along Third St request removal of residential zone and off-street parking be made available. Morrison propose to amend the parking zone map, removing zone east side Third Street of 500 block and adding south side 400 block of Poplar.

Motion to approve (Crisp) (Beeland)2nd

Health Insurance Opt-In

Morrison provided synopsis of insurance opt-in. Coverage to be provided for UDA staff.

Motion to approve (Richardson) (Thomas)2nd

IV. Discussion Items

Mill Hill Update

Work continues at 209 Schell Ave.

Unity in the Community event to be held on Labor Day; this will be an all-day event. Mill Hill residence participating in hosting event/activities.

Board decided to increase the price of 317 Garden Street house to \$74,9k. Griffin to list property.

Dempsey Update

Stephens met with Macon Housing Authority departments and Dempsey property manager Elisha Helstrom; reviewed the budget and 2021 audit.

Memo distributed to board members regarding observations and solutions for not only Dempsey but downtown. Specifically addressed the topic of "Public Health" and limiting access to areas of concern surrounding the

Dempsey property. Board suggested Stephens meet with Gene Dunwody to design stairwell solution to resolve accessibility issue. Also researching public facilities for the downtown area and possible funding sources.

Per Wilson/Helstrom, the Dempsey currently has 14 vacancies. The food drive was held this week with 74 participants and activities for residents have resumed. Working with Bibb County Sheriff's Department Judy Gordon to establish a Community Watch Group.

Wilson spoke with insurance company regarding flood insurance coverage (\$1200.00 annually w/\$250-\$500 deductible). Request board approval. Motion to approve (Beeland) (Crisp)2nd

Per Helstrom, pipe wrapping on hold as company continues to secure materials. Materials are to be provided via subcontracted company Insulcon.

Follow-up to be provided for Dempsey commercial spaces Ambitious Graphics and Lazy Donkey.

- V. Amend agenda to include personnel, property acquisition and potential litigation. Motion to approve (Griffin) (Crisp)2nd

Motion to enter Executive Session 9:23 am (Griffin) (Crisp)

Motion to reopen meeting 10:43 am (Beeland) (Thomas)2nd

- VI. Old Business – none

- VII. New Business – none

Meeting adjourned