

FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
MINUTES REGULAR PUBLIC AUTHORITY MEETING
January 12, 2023

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday, January 12, 2023, 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:

January 12, 2023

Presiding: Chair: Kay Gerhardt

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

Staff: Alex Morrison, Donesha Gibson, Robert Stephens

Others in Attendance: Mayor Miller, Katina Wilson, Suzy Garcia,
Wanzina Jackson, Blake Sharpton, Greg Brown,
Elisha Helstrom, Miller Heath, Stephanie Folsom,
Glenn Alba, Naomi Mirsky, Jeffrey Ruggieri, Cater
Thompson

Media: Liz Fabian

Called to order – 8:34 a.m.

Adjourned -11:00 a.m.

I. Minutes Approval

Minutes reviewed by the UDA board –

Motion to approve (Richardson) (Thomas)2nd

- II. Financial Report (Garcia)
Operating fund looks fine and Local Loan continuing to receive payments from borrowers.
209 Schell Ave recently sold (adjustments to be made reflecting financials).
Motion to approve financials (Thomas) (Richardson)2nd

Motion to amend agenda (Griffin) (Crisp)2nd.

- III. Executive Session for discussion of property acquisition by or from the Authority and consultation with Counsel regarding potential litigation brought by or against the Authority.
Motion to approve (Griffin) (Crisp)2nd 8:37 a.m.
Motion to reopen meeting (Beeland) (Crisp) 2nd 9:54 a.m.

IV. Action Items

Opterra – Crescent Corners Inducement Resolution – Blake Sharpton

Motion to approve Inducement Bond for \$18.5m with modifications discussed. (Richardson) (Crisp)2nd

Dempsey Commercial Space Lease Option – Stephanie Folsom

Motion to approve new lease “Fuego” LLC (Griffin) (Thomas)2nd.

Motion to approve Option 1 regarding “Felicia’s Cake Factory” (Griffin) (Beeland)2nd.

V. Discussion Items

Dempsey Update

Continuing to work from waiting list. Repairs currently being done on vacant units. 90% occupancy.

Mill Hill Update

247 Schell Ave to be listed for \$169.9k & 226 Hydroliia siding to be removed via Mr. Eck

Tree planting to be held on February 22, 2023, in Honor of Steven Fullbright.

358 Taylor homeowner to receive low interest loan from UDA for home repairs.

Parking Update (Stephens)

Future for restructured parking program presented via Stephens to include establishing an annual budget, training existing and new employees for sustainability, the use and benefits of solar panels for garage (440 Mulberry), grant funding for mural display on garage, how to improve on-street parking and security.

****Note* January work session rescheduled for January 25, 2023 @ 8:30 a.m.***

VI. Old Business – Offer accepted on Virgil Powers building, due diligence ongoing. Property to be used for residential purposes. Purchaser requesting 3 months extension. Board unanimously denied.

VII. New Business – None

Adjourned – 11:00 a.m.

