

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

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday, November 10, 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:

November 10, 2022

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: Katina Wilson, Suzy Garcia, Wanzina Jackson,
Elisha Helstrom, Scott Thompson, Miller Heath,
Doug Gebhardt, Glenn Alba, Courtney Rogers,
Naomi Mirsky, Patrick Goff

Media: Liz Fabian

Called to order – 8:32 a.m.

Adjourned -11:21 a.m.

I. Minutes Approval

Minutes reviewed by the UDA board –

Motion to approve (Beeland) (Richardson)2nd

II. Financial Report (Garcia)

Operating fund showing an increase due to the sale of 477 Hawthorne.
Adjustments to be made.

Local Loan Fund showing increase in loan repayments (UDA able to provide loans to potential borrowers).

Parking Fund showing a break-even in the month of September. Revenue up along with citation payments.

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

III. Executive Session for discussion of property acquisition by or from the Authority

Motion to approve entering Executive Session (Griffin) (Crisp)2nd 8:40 a.m.

Motion to approve reopening meeting (Griffin) (Richardson)2nd 10:34 a.m.

IV. Action Items

Sixth Amendment to Option Agreement for 674 Poplar St

Motion to approve 6-month extension of amendment to Opterra Agreement. (Griffin) (Richardson)2nd

Dempsey Commercial Management Agreement

Motion to authorize negotiating management agreement with Folsom. (Richardson) (Thomas) 2nd

V. Discussion Items

Mill Hill

209 Schell Ave closing scheduled for November 14th

Coordinating "Open House" for 247 Schell Ave.

Dempsey Update

Per Stephens Dempsey currently has 20 vacancies (11 move-ins are in-progress, 8 off-line due to repairs, 1 unit removed permanently). Roof repairs are needed for some off-line units. Due to receive roof bids tomorrow November 11, 2022.

DCR currently at 1.10 (no risk shown at this time per Wilson).

Stephen spoke with Folsom regarding commercial spaces. Exploring commercial management split from Dempsey residential. Rent due to increase 6% with new leases and renewals. Management fee for residential will remain at a flat fee.

Addressed issues concerning commercial tenant and rental space obligation; board agreed that tenant follow their lease (monthly payment in full and arrearage payments as well) moving forward.

UDA willing to work with potential future tenant with outdoor improvements and appearance of perimeter.

Door installation prohibiting outside access to level beneath the Dempsey to be done as soon as possible. Price received from bid was \$120.00 monthly, which covers maintenance. Proceed per Morrison.

No up-date on windows. Will follow-up.

VI. Old Business – None

VII. New Business

Received 2 sidewalk applications (1. Brookhaven & 2. Philosophie)

Brookhaven – motion to approve subject to condition that Brookhaven continue to operate as a daily business. (Thomas) (Crisp)^{2nd}

Philosophie – motion to approve application except for the inclusion of bar-carts and benches. (Crisp) (Thomas)

Adjourned 11:21 a.m.