

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

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

October 12, 2023

Presiding: Chair: Kay Gerhardt

Attending: Kay Gerhardt, Ryan Griffin, Jonathan Barton, Jan Beeland,
Lisa Berrian

Staff: Alex Morrison, Donesha Gibson

Others in Attendance: Blake Sharpton, Pam Presley, Steven Schroeder,
Greg Brown, Michael Colbert, Wanzina Jackson,
Alton Donaldson, Stephanie Folsom

Absent: Jim Crisp, Charles Richardson

Media: Liz Fabian

Called to order – 8:31 a.m.

Adjourned -10:03 a.m.

- I. Minutes Approval
(Beeland)(Berrian)2nd.
- II. Financial Report (Garcia)
Per Morrison no updates to report.

III. Action Items

Acceptance of Auditor Contract – Mauldin and Jenkins
Motion to approve (Griffin) (Beeland)2nd.

Acceptance of Settlement Agreement w/Reef Parking
Motion to approve (Berrian) (Beeland)2nd.

Surveying contract for Third St.
Motion to approve (Griffin) (Beeland)2nd.

Municipal Office – Mall Phase 2-Ga Power Work Order
Motion to approve (Griffin) (Berrian)2nd.

Sidewalk Café Application – Churchills on Cherry
Motion to approve (Beeland) (Griffin)2nd.

Terracon Abatement Contracts
Motion to approve (Griffin) (Berrian)2nd.

IV. Discussion Items (Presley/Colbert)

Dempsey Update

The move-in process is slow. Expecting to move in with 4 to 5 new tenants by the end of October. Current vacancy status is 28 units.

11 possible tenants undergoing screening process.

Maintenance, repairs, and cleaning are in process for unrentable units to bring up to rentable status.

Dempsey Commercial

A possible tenant (Terri Marion) has submitted an offer to rent Vital Graphics space. Space will be used for grooming & kenneling. The business name is “Wagsworth Hotel”. Folsom discussed the lease proposal from Ms. Marion to include initial rent with incremental rent increases. Willing to take space “as-is”. Proposal states 3-year lease with the first 3 months

free. Payment structure based on October move-in. The first payment (January 1, 2024, \$2600.00 for 6 months, January – June), (\$3600.00 July-December) & (\$4600.00 January of 2025).

The board discussed approval as well as concerns.

Mill Hill Update

Contract submitted for renovation of 226 Hydrovia; contract to be resubmitted with necessary corrections.

Work towards the park continues. Recent events (Play Streets & street painting) went well; future events to follow.

Parking Update

On street parking revenue is roughly the same. Revenue is showing an increase. Garage cameras have been installed currently working through issues. Expect to go live in November.

Maintenance and upkeep (screen replacements) of meters going well with quick turnaround time and minimal down time.

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

9:04 a.m. Motion to approve (Beeland) (Griffin)2nd.

9:47 a.m. Motion to reopen (Beeland) (Griffin)2nd.

VI. Old Business – none

VII. New Business – none

10:03 a.m. Meeting adjourned.