

FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
MINUTES REGULAR PUBLIC AUTHORITY MEETING
September 14, 2023

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday, September 14th 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:

September 14, 2023

Presiding: Chair: Kay Gerhardt

Attending: Kay Gerhardt, Ryan Griffin, Jonathan Barton, Charles Richardson

Staff: Alex Morrison, Donesha Gibson

Others in Attendance: Blake Sharpton, Katina Wilson, Pam Presley, Greg Brown

Absent: Jan Beeland, Jim Crisp, Lisa Berrian

Media: Liz Fabian

Called to order – 8:32 a.m.

Adjourned -10:24 a.m.

I. Minutes Approval

Board reviewed.

Motion to approve (Richardson) (Griffin)2nd.

II. Financial Report – Suzy Garcia

In absence of Garcia, a financial summary was provided to the board highlighting the statements. It's noted there was a transfer from Operating

to Macon Mall fund and the adjustment will reflect a separation of both accounts thereby not directly affecting the operating fund.

Also, the Parking Fund shows a positive net income for the month of July. Showing cash positive even with Capital Improvement spending.

Motion to approve financials (Richardson) (Barton)2nd.

III. Action Items

Residential Assistance Program for Macon HD2 LLC

Application packet submitted to the board.

Motion to approve subject to matters discussed (Griffin) (Richardson)2nd.

Loan to Macon Urban Land Trust Inc.

Macon Urban Land Trust requesting loan from Urban Development Authority to purchase and make repairs to 227 Schell Ave.

Motion to approve loan with terms and conditions stated (Richardson) (Griffin)2nd.

Loan to Parker Paper & Transportation (ECDD Fund)

Borrower (Dennis Parker); Package included for board review.

Motion to approve (Griffin) (Barton)2nd.

IV. Discussion Items

Dempsey Update

Per Property Manager, 4 move-in's scheduled, 3 evictions in progress due to lease violations & 26 vacancies.

The recent food bank drive had 87 participants. Next delivery 9/26/23.

5 units not rentable (roof leaks & window repairs needed).

Some repair work is subcontracted (flooring & paint). Management states they only have 1 maintenance person handling most unit preps for new tenants. The board stressed the need for more vacancies to be filled expeditiously. Suggested hiring via temp to assist with cleaning and clearing units.

Morrison requested a plan of execution for his review by next Wednesday. Authorization to cover cost granted.

Commercial Spaces

Folsom continues to show vacancies (Vital Signz). Other rented spaces, tenants continue to make regular payments.

Felicia's receiving 2 quotes for repair of leak and flooring damage due to leak.

Third and Cherry doing well.

Ambitious Graphics continue to make payments.

Mill Hill Update

Contract approved for 226 Hydrovia Street renovation via Wright, Woodall & Eck. Approximate timeline to completion, 4 months.

The park received investment from Knight Foundation and film festival fundraiser taking place this weekend.

Upcoming events in Mill Hill: Blues Festival, Bike Walk & BiCentennial.

Parking Update

Parking revenue up and final work on parking deck is in progress.

Employee promoted to Enforcement Supervisor and new uniforms to arrive tomorrow. Also, LPR is working.

V. Executive Session

9:33 Motion to enter Executive Session (Griffin) (Barton)2nd.

10:24 Motion to leave Executive Session (Griffin) (Richardson)2nd.

VI. Old Business – None

VII. New Business – None

Meeting adjourn 10:24