

FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
MINUTES REGULAR PUBLIC AUTHORITY MEETING
November 9, 2023

The regular monthly meeting of the Macon-Bibb County
Urban Development Authority held on Thursday, November 9th 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 9, 2023

Presiding: Chair: Kay Gerhardt

Attending: Kay Gerhardt, Charles Richardson, Jan Beeland, Jim Crisp

Staff: Alex Morrison, Donesha Gibson

Others in Attendance: Blake Sharpton, Pam Presley, Steven Schroeder,
Greg Brown, Mayor Miller, Katina Wilson,
Suzy Garcia

Absent: Lisa Berrian, Jonathan Barton, Ryan Griffin

Media: Liz Fabian

Called to order – 8:33 a.m.

Adjourned -9:58 a.m.

I. Minutes Approval

Minutes reviewed.

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

II. Financial Report (Garcia)

Submitted August and September financials to the board; September financials discussed.

Adjustments to be made regarding operating budget. Garcia pointed out the \$70k Cotton Plaza Project which will be reimbursed to UDA & the MAP Refresh which is funding via Community Foundation will be removed from operating fund. Once adjusted operating fund should reflect a “break-even”. Payroll is showing over budget due to position vacancy with UDA. Also mentioned the financials showing several in/out transfers; these are Project Macon Bibb regarding the amphitheater/Macon Mall.

Parking Fund

Payment to Reef not showing as an expense due to reflecting as a monthly bill. Parking fund averaging \$40k monthly profit.

Audit is in progress.

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

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

8:47 a.m. Motion approved to Enter Executive Session (Beeland)(Crisp)2nd.

9:51 a.m. Motion approved to Exit Executive Session (Beeland) (Crisp)2nd.

IV. Action Items

Amend Agenda adding action item Tri-Lateral Agreement

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

Eisenhower Parkway Management Agreement

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

Tri-Lateral Agreement

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

V. Discussion Items

Dempsey Update

(Wilson/Presley)

9 units have been cleaned; 6 unit move-ins. In the process of conducting unit transfers with existing tenants. There are 4 evictions scheduled due to non-payment. Currently there are 20 vacancies and of the 20 vacancies 3 are ready for move-in. Management is continuing to work through waiting lists. 88 Dempsey residence participated in the food bank and residential activities have resumed.

Jani King was hired for cleaning services however management will be looking to interview a new cleaning service provider. All repairs are done to units prior to cleaning.

Mill Hill Update

Demo/Reno has begun at 226 Hydrovia Street property.
Schell Ave residence to move by December; repairs to be done once property vacated.

Funds continue to be raised for the park. Finalization of plans to be discussed at the December 4th meeting.

Parking Update

(Schroeder)

Waiting on "go-live" date for garage.

On-street parking revenue is slightly down this month. No major updates to report.

VI. Old business – none

VII. New Business - none