

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

The regular monthly meeting of the Macon-Bibb County  
Urban Development Authority held on Thursday, December 14<sup>th</sup> at 8:30 a.m.  
in the Mayor's Conference Room, 2<sup>nd</sup> floor of City Hall 700 Poplar St  
Macon, GA 31201.

The agenda was as follows:

December 14, 2023

Presiding: Chair: Kay Gerhardt

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

Staff: Alex Morrison, Donesha Gibson

Others in Attendance: Blake Sharpton, Steven Schroeder, Greg Brown,  
Alton Donaldson, Stephanie Folsom

Absent: Lisa Berrian, Jim Crisp

Media: Liz Fabian

Called to order – 8:32 a.m.

Adjourned -10:24 a.m.

I. Minutes Approval

Minutes reviewed.

Motion to approve (Beeland)(Richardson)2<sup>nd</sup>.

II. Financial Report

No financials to report currently.

### III. Action Items

Dempsey Cox Easement

Board reviewed.

Motion to approve subject to clarification of location (Richardson)(Beeland)2<sup>nd</sup>.

### IV. Discussion Items

Dempsey Update

Written update provided via Wilson (email).

Multiple developers responded to RFP.

Dempsey Commercial (Folsom)

Folsom continues to show commercial spaces, provided board with option(s) to increase space marketability; suggested space be divided, leasing only front portion, and using back portion as limited storage.

Option received positive feedback from the board.

Felicia's opening 2<sup>nd</sup> location; has not confirmed renewing of lease.

Tenants continue to make regular monthly payments and plumbing issue resolved.

Mill Hill Update

226 Hydrolia house should be ready in February.

Schell Ave property purchased by Land Trust – work to begin on property in 2024.

Funding for park continues; 3 artists made the final cut for work pertaining to park. Garden St and Hydrolia St properties have both been reboarded.

Parking Update

Holiday season shows increase in parking meter revenue and app usage.

Parking garage showing slight hold-up due to Gtechna and camera accuracy (camera accuracy 50% - 60%).

Gtechna technicians and installers will be on sight next week to address issues.

A small fire in parking garage was contained and clean-up is in progress. Also, employees are being extra vigilant with meters to avoid scams, no personnel issues within the department.

**Motion to approve amending agenda to add personnel matters to Executive Session (Griffin)(Richardson)2<sup>nd</sup>.**

- V. Executive Session for the discussion of property acquisition by or from the authority and personnel matters.

9:00 a.m. Motion to enter Executive Session (Griffin)(Richardson)2<sup>nd</sup>.

10:19 a.m. Motion to reopen/exit Executive Session (Beeland)(Barton)2<sup>nd</sup>.

Motion to approve Morrison creating a \$7500.00 bonus package to include Parking & UDA Administrative Staff (Richardson)(Beeland)2<sup>nd</sup>.

- VI. Old Business – None
- VII. New Business – None

10:24 a.m.- Meeting Adjourned