

FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
MINUTES REGULAR PUBLIC AUTHORITY MEETING
October 13, 2022

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday, October 13, 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:

October 13, 2022

Presiding: Chair: Kay Gerhardt

Attending: Kay Gerhardt, Jan Beeland, Loretta Thomas, Ryan Griffin,
Charles Richardson

Staff: Alex Morrison, Donesha Gibson, Robert Stephens

Others in Attendance: Katina Wilson, Suzy Garcia, Wanzina Jackson,
Greg Brown, Elisha Helstrom, Ron Shipman,
Jamie Garner

Absent: Jim Crisp

Media: Liz Fabian

Called to order – 8:35 a.m.

Adjourned -10:15 a.m.

I. Minutes Approval

Minutes reviewed by the UDA board –

Motion to approve (Beeland) (Richardson)2nd

II. Financial Reports (Garcia)

Garcia presented financials for both July and August. Financials reflect a new short-term liability for Loy's Farmer's Market. This liability will show until loan draw down is completed.

July and August Operating account showing a net total of \$19k after land appropriation and grant funds are deducted.

Parking fund showing a loss due to meter repairs.

Motion to approve July and August financials (Richardson) (Thomas)2nd

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

8:40 a.m. Motion to enter Executive Session (Beeland) (Thomas)2nd

9:30 a.m. Motion to leave Executive Session (Griffin) (Thomas)2nd

IV. Action Items

Program Residential Program Incentive Application Approval

Motion to approve Inducement Resolution to include Inducement Agreement

(Griffin) (Richardson)2nd

Motion to approve Bond Resolution (Griffin) (Thomas)2nd

Georgia Power Master Service Agreement

Agreement presented to the board and synopsis provided via Garner.

Motion to approve agreement (Richardson) (Thomas)2nd

V. Discussion Items

Mill Hill Update

209 Schell Ave under contract, anticipate house being completed next week.

Bryant's house currently on the market.

247 Schell Ave will possibly be marketed on the UDA website and providing another “Open House” for potential buyers.

Stephens working to establish a Graphics Design department to redesign website and marketing materials for UDA.

Bicentennial Committee will be raising funds for projects related to the park.

Board approved Walker to remove siding on Hydrolia Street property to see condition of house and to create access to the home interior. Plans for property to be discussed in the future.

Walker to secure 317 Garden Street property (rear of home sustained damage due to fire). Pest control issue to be addressed (bat removal) and interior cleaning (broom sweep) to be performed.

Dempsey Update

Hired new security company for property which will be a cost savor to the Dempsey.

Board inquired about public activity surrounding the Dempsey. Dempsey security has no authority over sidewalks, enforceable via Bibb County Sheriff’s Department.

Food distribution continues with over 80 participants at the most recent food drive.

Looking to hire a part time Assistant Manager.

Currently there are 4 applicants and 20 vacancies. Vacancies due to relocating existing tenants while repairs are being done to units. This will show units off-line.

Issues and resolutions regarding plumbing and roofing are in progress.

Lazy Donkey to be cleaned (stairwell included) before showing to potential tenants.

Stephens drafted report and scheduled meetings to discuss storm water.

Window repairs to resume Monday (9th floor installation).

VI. Old Business – None

VII. New Business – Stephens presented letter to the board regarding Downtown Public Health & Safety Study. Looking for seed money and other funding sources (wanted to bring to the attention of the board future projects).

Adjourn – 10:15 a.m.