

FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
MINUTES REGULAR PUBLIC AUTHORITY MEETING
February 8, 2024

The regular monthly meeting of the Macon-Bibb County
Urban Development Authority held on Thursday, February 8, 2024 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:

February 8, 2024

Presiding: Chair: Kay Gerhardt

Attending: Charles Richardson, Jan Beeland, Ryan Griffin, Jonathan Barton,
Lisa Berrian (zoom), Kay Gerhardt

Staff: Alex Morrison, Donesha Gibson

Others in Attendance: Steven Schroeder, Greg Brown,
Alton Donaldson, Stephani Folsom, Mayor Miller,
Wanzina Jackson, Gary Bechtel, Blake Sharpton

Absent: Jim Crisp

Media: Liz Fabian

Called to order – 8:31 a.m.

Adjourned -9:48 a.m.

- I. Minutes Approval
Board reviewed minutes.
Motion to approve (Beeland) (Richardson)2nd.

II. Financial Report (Garcia)

Per Morrison in the absence of Garcia, no financials to report currently. Garcia is continuing to work on audit however there are no issues to report/address.

III. Action Items

IV. Discussion Items

Dempsey Update

(Commercial) – Per Folsom, provided update from a previous board meeting regarding decreasing size of rental unit. She spoke with a contractor and due to safety concerns and exits, it would be a code violation to decrease the size of rental unit. Folsom provided another possible suggestion to lower the rent on unit to \$3000.00. The board felt that would be acceptable.

Other commercial tenants are doing fine, and rents are being paid however she did point out that 1 tenant is not paying their utilities and has an arrearage. Folsom to speak with tenant concerning this matter.

Addressed the pipe-wrapping issue discussed at previous meeting and continuing to find a vendor to fix piping. The board recommended she speak with Conditioned Air.

Felicia's lease renewal is approaching. No update currently.

(Residential) – Per Wilson via Morrison, Dempsey showing 91.75% occupancy (approximately 12 vacant units). They have hired a temporary Assistant Manager to help expedite the process with unit rentals and wait lists.

Mill Hill Update

317 Garden St – Eck considering ownership of property; not fully committed currently. He has provided demo/clean-up.

Eck was authorized to pull demo permit for Main Street house and remove all salvageable materials.

Hydrolia Street/Schell Ave properties should be completed in March.

Wimberly finalizing drawings and BID documents for the Bi-Centennial Park.

Parking Update

Per Schroeder, parking garage is now up and running, no issues this week, able to get the customers in the system and customers are now able to purchase permits online. System will show who has/hasn't paid. Monthly permits have gone out without any issues.

January on-street parking down compared to December however revenue is up compared to January 2023.

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

8:54 a.m. Motion to approve Executive Session (Griffin)(Beeland)2nd.

9:46 a.m. Motion to approve leaving Executive Session (Beeland)(Griffin)2nd.

Motion to approve adding 1120 Second St to the agenda (Richardson)(Beeland)2nd.

Motion to approve Action Item 1120 Second Street contract (Richardson)(Griffin)2nd.

VI. Old Business – none

VII. New Business – none

9:48 a.m. – Meeting Adjourn