

FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
MINUTES REGULAR PUBLIC AUTHORITY MEETING
April 11, 2024

The regular monthly meeting of the Macon-Bibb County
Urban Development Authority held on Thursday April 11, 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:

April 11, 2024

Presiding: Chair: Kay Gerhardt

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

Staff: Alex Morrison, Donesha Gibson, Margaret Peth

Others in Attendance: Steven Schroeder,
Alton Donaldson, Blake Sharpton, Steven
Schroeder, Scott Thompson

Absent: Charles Richardson

Media: Liz Fabian

Called to order – 8:31 a.m.

Adjourned - 9:43 a.m.

I. Minutes Approval

Minutes reviewed.

Motion to approve minutes (Crisp) (Griffin)2nd.

II. Financial Report – (Garcia)

Financial report deferred until the next meeting.

III. Action Items

Gateway 75 Development Agreement

Sharpton and Thompson provided insight and overview regarding the project. Thompson presented elevation/façade details, which included retail, residential and parking. Construction of parking deck to begin August 1, 2024, (anticipate completion within 6 months); followed by construction of residential units. A land survey has been provided via Wellston Associates.

The financing component shows strong interest from both financial institutions as well as investors.

A projected timeline to be provided due to the scope of work, location and affected parking of downtown employees.

Board members addressed the need for “street tree preservation” as well as the aesthetics of the future parking deck.

Total costs of project \$14.38m (Parking deck) & \$31m (multi-family/residential).

No Vote today on Gateway 75 DA

May 9, 2024, is the target date to have Development Agreement for UDA board.

Per Sharpton, the elevation/façade details to be memorialized toward development agreement. Sharpton stressed that UDA to be a buyer of the parking deck only and not the constructors of said deck.

Rotary Peace Pole Placement

Description provided via Morrison.

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

321 Poplar Street Parking Lease

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

IV. Discussion Items

Dempsey Update

91.75% current occupancy. 4 move-ins are scheduled, and 4 tenants have expired.

Inspire inspection has been scheduled for May 2024. Austin has hired a consultant to represent all properties managed by MHA (this includes Dempsey). Received audit; the debt service shows 1.31. Bond holders have accepted. There is no feed back currently regarding debt service. Peth met with Chris Rappenecker (contractor) regarding Park Macon expansion into vacant unit next door. He will be providing layout plans within 1-2 days. Will meet with additional contractor(s) for the best quote.

Mill Hill Update

226 Hydrolia St and 227 Schell Ave, both properties should be ready to market by May 2024.

Park bids are due back today and the Main St house has been taken down completely.

Received \$310k via Congressional Directed Spending. Funds will be used to transform the 320 Hydrolia St property into the Muscogee Creek Cultural Center.

The estimated total costs of house transformation and the park are \$1.1m.

Parking Update

Peth presented drafted by-laws to the board for review and approval. Advisory Board applicants will be voted for or against via UDA board as well. The board suggested the advisory committee board increase from 5 members to 7 members, as well as incorporate in the by-laws, the removal of members at the discretion of the board.

Motion to approve by-laws subject to recommended modifications (Griffin) (Barton)2nd. By-laws to be ratified at work session.

Per Schroeder, no major updates regarding parking. March revenue slightly down from March of 2023. The weather may have been a contributing factor regarding parking at that time.

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

9:21 a.m. motion to approve executive session (Beeland) (Crisp)2nd.

9:43 a.m. motion to approve reopening meeting (Beeland) (Crisp)2nd.

**Motion to approve adding Donated Parcels to the agenda (Griffin)
(Beeland)2nd.**

**Motion to approve accepting parcels 1075 S. Jackson Springs Rd., 948 &
958 Boulevard from NewTown (Griffin) (Crisp)2nd.**

- VI. Old Business – none

- VII. New Business – none

9:43 a.m. – Meeting Adjourned