

FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
MINUTES REGULAR PUBLIC AUTHORITY MEETING
May 9, 2024

The regular monthly meeting of the Macon-Bibb County
Urban Development Authority held on Thursday May 9, 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:

May 9, 2024

Presiding: Chair: Kay Gerhardt

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

Staff: Alex Morrison, Donesha Gibson, Margaret Peth

Others in Attendance: Steven Schroeder, Alton Donaldson,
Blake Sharpton, Suzy Garcia, Stephanie Folsom,
Wanzina Jackson, Greg Brown

Absent: Lisa Berrian

Media: Liz Fabian

Called to order – 8:31 a.m.

Adjourned - 10:02 a.m.

I. Minutes Approval

Board reviewed.

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

II. Financial Report – Garcia

Audit report submitted to the board for review. Garcia provided synopsis and discussed “scheduled findings”. Report concluded a “clean opinion”. Motion to approve audit (Beeland) (Griffin)2nd.

Discussed monthly financials (November-March). Operating at a \$50k loss however this figure was budgeted for in accounting. Garcia pointed out large expense due to UDA hiring a new cpa firm and the expense is reasonable.

Parking fund showing a profit and appears fine.

Garcia to do budget and budget amendment in June.

Motion to approve November – March statements (Richardson)(Beeland)2nd.

III. Action Items

Gateway 75 Development Agreement

Meetings continue with Thompson & Duke. Request model of design, showing long term aesthetic.

Final schedule pending. No action currently.

East Bank Development Agreement

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

609 Second St Loan Consideration

Motion to approve loan consideration (Griffin) (Beeland)2nd.

IV. Discussion Items

Dempsey Update

Currently has an occupancy rate of 93.25%.

Inspection via Inspire originally scheduled for May 7th has been postponed.

Morrison approved new waste contract negotiated by Wilson. Contract to be ratified.

Motion to approve new waste contract (Griffin)(Barton)2nd.

Dempsey Commercial

Per Folsom, Felicia's Cakery will not be renewing lease. An extension was requested and granted through the end of August. Space will be available September 1, 2024. Space is approximately 1907 sq. ft.

Folsom recommended pricing at \$1907.00 monthly. With board approval property ready to market. Tenant stated will be removing self-purchased sink and replacing with original sink that was removed.

Motion to approve plan of action (Griffin)(Barton)2nd.

Parking Update

Peth discussed revenue for on-street parking, garage parking and citations, comparing revenue from 2023 to 2024.

Working with Downtown Macon Community Association to advertise vacancies for Parking Advisory Board.

Currently no response from Rappenecker regarding plans & quotes for Park Macon office expansion. May have to explore more options.

Parking garage signs have been installed, notifying users to pay for garage parking.

Met with Macon Bibb County legal team to discuss strategies for pursuing delinquent citations.

Meeting with Mackay next week to discuss repairing, replacing and refurbishing meters. Also met with BID (Business Improvement District) to improve collaboration within the downtown area.

Standing meeting with Gtechna to discuss ongoing issues and possible resolutions as it pertains to software and citation management.

Per Schroeder, noticed increase in compliance and less citations as compared to 2023.

Vandalism continues to be addressed immediately upon discovery.

Possible solution may be to install cameras to increase deterrent.

Mill Hill Update

Hydrolia Street property will be ready to market in 6 weeks and Schell Ave property will be ready to market in 4 weeks.

Realtor request history of 392 Taylor Ave property.

Option agreement for Garden St property has not been signed. Due diligence expires end of June 2024.

Morrison received compliance list for cultural center yesterday and work began on Bicentennial Park May 6th. Tree planting will take place next week. Hearing to be held next week for approval via Senate Energy & Natural Resources.

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

9:33 a.m. Motion to approve executive session (Beeland)(Griffin)2nd.

10:02 a.m. Motion to approve exiting executive session (Barton)(Griffin)2nd.

VI. Old Business – none

VII. New Business – none

10:02 a.m. – Meeting Adjourned