

**FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY**  
**MINUTES REGULAR PUBLIC AUTHORITY MEETING**  
**June 13, 2024**

The regular monthly meeting of the Macon-Bibb County  
Urban Development Authority held on Thursday June 13, 2024, 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:

June 13, 2024

Presiding: Chair: Kay Gerhardt

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

Staff: Alex Morrison, Donesha Gibson, Margaret Peth

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

Media: Liz Fabian

Called to order – 8:33 a.m.

Adjourned - 10:42 a.m.

I. Minutes Approval

Board reviewed.

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

II. Financial Report

FY Budget – no financial report currently. Garcia not present

### III. Action Items

#### **Macon Bibb County Property Acceptance**

Motion to approve property acceptance (Griffin)(Richardson)2<sup>nd</sup>.

#### **Gateway 75 Development Agreement**

Move to June work session per Morrison

#### **UDA Dempsey Budget**

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

### IV. Discussion Items

#### **Dempsey Update**

No occupancy updates currently regarding rental units.

Inspire Inspection completed and a preliminary report will be available in 2-3 weeks; a final report will be available in 3 months. Issues concerning Dempsey classified as “Low to Moderate”.

Per Folsom, 3<sup>rd</sup> & Cherry in need of ac unit repair. Received quote of \$10,773.00. Lease states tenant will be responsible for the first \$1000.00 and UDA will pay the remaining balance.

This item is to be voted on by the UDA Board.

Interest shown in former Vital Signs and Felicia’s locations.

Pipes and ceiling tiles to be addressed in some commercial units.

Motion to approve ac unit repair/replacement (Richardson)(Crisp)2<sup>nd</sup>.

#### **Parking Update**

Revenue for May 2024 slightly down from May 2023. There has been increased usage of Park Mobile app.

Issues regarding citation payment to be resolved. “Last Chance” draft letter has been created. Meeting with Gtechna tomorrow regarding mailing and citation management. Will address general ticketing, garage ticketing and mailings. Board member suggested researching alternative forms of notifications for violators such as “push notification”. Peth exploring possibly integrating systems (Cintenal, Gtechna, and Park Mobile) for increased efficiency & accuracy. Also meeting with Superior Court Clerk to establish regular meeting schedules.

Violators to be served via sheriff/special processor for court proceedings.

Garage signage has helped to increase compliance.

Received 5 applications for review for the Parking Advisory Board.

Continuing to reach out to local downtown organizations for advertising to increase applicant pool. 1 UDA Board Member to sit on advisory board.

Anticipate first meeting to be August 1, 2024.

Received quote from Mackay Meters of \$18k for meter parts. Park Mobile staff will make repairs instead of shipping meters for servicing. This will decrease the down time of meters, saving both time and money.

Motion to approve meter parts (Griffin)(Crisp)2<sup>nd</sup>.

Looking to replace the log-in system for parking staff, time management software via HR Strategies will provide more transparency & protection for staff. \$350.00 installation fee, \$67.00 monthly charge. Continuing to investigate expansion of space for Park Macon office.

#### Mill Hill Update

Bicentennial Park works in progress. Most of the concrete has been poured and irrigation is to be done. Artwork for park which is being provided by 3 artists are in progress. UDA was tasked with being the holder of contracts for artists/artwork. Further review and discussion to follow regarding this matter.

226 Hydrovia has been painted as well as finalizing interior finishes. UDA can tour home after the week of July 4<sup>th</sup>.

Garden St property – Eck has signed option agreement & working on tax credits. Mr. Eck has until the end of June 2024 to decide regarding the option agreement.

Funding has been approved for the cultural center. Initial plans are to stabilize the structure.

The first charrette for the E. Macon development will take place August/September of 2024.

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

9:50 a.m. Motion to enter executive session (Griffin)(Crisp)2<sup>nd</sup>.

10:42 a.m. Motion to reopen meeting (Griffin)(Crisp)2<sup>nd</sup>.

VI. Old Business – none

VII. New Business - none

10:42 a.m. – meeting adjourned