

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

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

July 11, 2024

Presiding: Chair: Kay Gerhardt

Attending: Jan Beeland (zoom), Charles Richardson, Kay Gerhardt, Lisa Berrian

Staff: Alex Morrison, Donesha Gibson, Margaret Peth

Others in Attendance: Steven Schroeder, Suzy Garcia
Blake Sharpton, Stephanie Folsom,
Greg Brown

Media: Liz Fabian

Called to order – 8:34 a.m.

Adjourned - 9:56 a.m.

I. Minutes Approval

Motion to approve June 13th, Regular Session minutes (Richardson)
(Berrian)2nd

Motion to approve June 27th, Work Session minutes (Berrian)
(Richardson)2nd.

II. Financial Report – Garcia

Board members were provided copies of both April and May financials. Synopsis provided for May. Operating fund to be adjusted to only reflect operating related funds; non-operating funds to be separated and categorized. Once adjusted an amendment to the budget will be made. Account 213 Clinton shows both deposits and reimbursements from Macon Arts Alliance to the Urban Development Authority. Local Loan Fund has cash build up allowing for the servicing of loans. Mill Hill Revolving fund shows profits from home sales as well as cost related to Mill Hill home renovations. Parking fund – will resume putting funds into the Parking Reserve account beginning in July. Motion to approve both the April and May financials (Berrian)(Richardson)2nd.

III. Action Items

Gateway 75 Development Agreement

UDA Counsel provided a summary regarding the pending development agreement. Anticipate signing of document by next meeting. Vote deferred until next work session.

Third Street Quitclaim Deed

Motion to approve pre-authorization for UDA Executive Director to sign quitclaim deed (Richardson)(Berrian)2nd.

IV. Discussion Items

Dempsey Update

Dempsey Commercial

Per Folsom, continuing to show both Felicia's and Vital Signs to potential renters. Multiple interest shown in Felicia's, as well as the possible need for installing a hood for venting this unit.

Third and Cherry a/c unit doing well.

Dempsey Residential

Per Morrison & Peth

No updates from K. Wilson currently. Inspire issues addressed. Reoccurring issue are Dempsey windows.

Parking Update

June revenue down from last year (processing fee no longer reflected as revenue). App usage has increased significantly.

June showed multiple meter outages; the use of credit cards was not available however customers had the option to use coins and the app. Meters were reset immediately. Mackay will transfer Park Mobile to a new server. Received more applications for the advisory board (applications to be reviewed today).

Parts for meters have been ordered; this will decrease the amount of downtime for meter outages.

Signed usage agreement with HR Strategies for time management software.

Continuing to work with County Atty. Howard regarding Scofflaw citations.

Recommended that tickets be no older than 2 years. Judges are more interested in recent cases.

Everyone on the Scofflaw list will receive a letter.

Working with the Regional Commission on job descriptions for future part-time employees. This will help to increase the amount of coverage for downtown.

Meeting with Park Mobile to discuss "Push Notifications" along with other available resources. Would like to take advantage of the app's full potential.

Vandalism has decreased in the parking garage.

Mill Hill Update

Griffin & Beeland toured both properties (Hydroliia & Schell). 226 Hydroliia has passed inspection.

Minor corrections were addressed regarding 227 Schell. House to be reinspected and priced upon the passing of inspection.

Work on Bicentennial Park to resume in September/October due to the current weather and extreme heat.

Art pieces for the park on pending as well as contracts to be signed by artists.

Motion to approve amending the agenda to add appointments by authority for advisory board and property acquisition (Richardson)(Berrian)2nd.

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

9:13 a.m. Motion to approve entering Executive Session
(Richardson)(Berrian)2nd.

9:55 a.m. Motion to approve exiting Executive Session
(Beeland)(Berrian)2nd.

Motion to approve Advisory Board as noted by Peth:

Lisa Berrian – UDA Representative

Thomas Neese – MBC Resident at large

George Thomas – Downtown Macon Employee

David Newton – MBC Resident at large

Alberta Simms – Disabled Population

(Richardson)(Berrian)2nd.

VI. Old Business – None

VII. New Business – None

9:56 a.m. – Meeting adjourned