

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

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

August 8, 2024

Presiding: Chair: Kay Gerhardt

Attending: Jan Beeland, Kay Gerhardt, Lisa Berrian, Jonathan Barton

Staff: Alex Morrison, Donesha Gibson, Margaret Peth

Absent: Jim Crisp, Ryan Griffin, Charles Richardson

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

Media: Liz Fabian

Called to order – 8:32 a.m.

Adjourned - 10:17 a.m.

- I. Approval of Minutes  
Motion to approve minutes (Beeland)(Barton)2<sup>nd</sup>
  
- II. Financial Report – Garcia  
No financial report this month. Budgets presented for Special Revenue Funds for June 30, 2024 & June 30, 2025. Copies were provided for board members. Budgets maybe amended later per Garcia.  
Motion to approve budgets yr. ending 6/30/24 & 6/30/25  
(Beeland)(Barton)2<sup>nd</sup>.

### III. Action Items

Macon Bibb County Property Acceptance

Motion to approve acceptance of conveyance of property (Berrian)(Barton)2<sup>nd</sup>.

### IV. Discussion Items

#### **Demsey Update (Commercial/Folsom)**

Prospective tenant interested in Felicia's suite. Space would be used for food service (catering). Tenant currently speaking with contractors regarding the cost of renovating space.

Eddie's experiencing a roof leak; in need of repairs. Received quote/proposal from Pittman-Waller of \$11,696.00. Costs will be \$11,196.00 if permit does not require pulling.

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

\*Per Garcia received a preliminary financial statement via MHA, showing a DCR of 1.67.

#### Parking Update

On-Street parking revenue down from 2023 to 2024. Experienced issues during the month of July with meters going off-line and having to reset them manually & weekly. Looking to hiring additional full-time enforcement officers to increase coverage.

Creating a policy manual for parking staff, which will provide clarity of expectations and standards.

Contracted with HR Strategies regarding time management/time clock, allowing for better transparency among staff and time usage.

Meter parts from Mackay will be delivered in a few weeks.

Held 1<sup>st</sup> parking advisory board meeting this past Friday, August 2<sup>nd</sup>.

Overall meeting went well.

Supplies (neck towels, water-bottles, sun-visors) have been ordered and are available for parking staff usage.

It has been confirmed that payment for parking can be made by phoning the "800" number displayed on the parking signage.

Drafts of mural for parking garage presented to the board for review and feedback.

#### Mill Hill Update

Doors to be installed at the Hydrovia property. Both Hydrovia and Schell properties will soon be on the market.

Work on Bicentennial Park has halted until the weather cools however lawn cutting to remain ongoing.

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

Residential Market Analysis Approval

9:14 a.m. Enter Executive Session (Beeland) (Barton)2<sup>nd</sup>

10:15 a.m. Exit Executive Session (Beeland)(Barton)2<sup>nd</sup>.

Motion to approve Noelle Consulting Group for a market study (Beeland)(Berrian)2<sup>nd</sup>.

VI. Old Business – none

VII. New Business – none

10:17 – Meeting Adjourned