

FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY
MINUTES REGULAR PUBLIC AUTHORITY MEETING
November 14, 2024

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday November 14, 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:

November 14, 2024

Presiding: Chair: Kay Gerhardt

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

Staff: Alex Morrison, Donesha Gibson, Margaret Peth

Absent: Jim Crisp

Others in Attendance: Alton Donaldson, Stephanie Folsom, Mike Greenwald, Blake Sharpton, Scott Page, Suzy Garcia

Media: Liz Fabian

Called to order – 8:33 a.m.

Adjourned – 10:15 a.m.

- I. Approval of Minutes
Motion to approve minutes (Beeland)(Griffin)2nd

- II. Financial Report – S. Garcia
Garcia provided summary of financials from July – September as well as highlighted activity on accounts. The Operating fund reflects payments related to Bicentennial Park however UDA will be reimbursed for payments. Local Loan fund looks fine. Borrowers continue to make

payments toward loans. Parking funds show a \$70k profit within the first 3 months of the fiscal year. Budget to move funds to Reserve fund are pending. Mill Hill fund reflects expenses for renovations at 226 Hydrolia Street. Pickleball account is now closed; funding reflected the buildout of pickleball facility. Amphitheater end of year is included in the UDA audit however Macon Bibb County manages account along with rental property.

Motion to approve financials, July – September (Richardson)(Barton)2nd.

Motion to approve amending agenda for Closed Session prior to Action Items (Beeland)(Griffin)2nd.

8:42 a.m. Executive Session for discussion of property acquisition by or from the Authority. Motion to approve (Griffin)(Berrian)2nd.

8:53 a.m. Exit Executive Session. Motion to approve (Beeland)(Berrian)2nd.

III. Action Items

Amendment to Riverside Tract Option Agreement

Motion to approve amended option agreement as presented (Griffin)(Beeland)2nd.

DT Walton Construction Documents

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

477 Hawthorne LLC Loan Application

(Griffin recused from meeting)

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

Presentation and Adoption of Macon Action Plan

Motion to approve (Richardson)(Barton)2nd.

IV. Discussion Items

Dempsey Update

Potential Tenant interested in suite fka Felicia's Cakery. Tenant plans to transform into Skate equipment/inventory shop "Cherry Skate Shop". Folsom provided qualifications of applicant, as well as breakdown of lease (\$1907.00 monthly). Space requires no improvements, the hours of operation TBD, lease to begin February 1, 2025. Motion to approve (Griffin)(Barton)2nd.

Parking Update

Two positions within the parking department were filled. Meter repairs continue; currently 91% are functioning. Credit card reader parts remain on backorder; anticipate delivery to be December 2024. Parking Advisory Board expressed the need for more "on-street" residential parking. October 2024 revenue went up 10% compared to October 2023. Cases settled prior to court hearings show positive affect for recouping citation costs. Plans are to hire additional enforcement officers to cover shifts. Currently receiving quotes for restriping Mulberry. Compliance rate remains high at over 95%.

Third & Cherry

Reglazing marble and caulking to be done at Third & Cherry. Chris with MHA quoted \$1850.00 for job. Motion to approve (Griffin)(Richardson)2nd.

Ambitious Graphics

Per Folsom, rent is past due. September – November \$4,980.00, past due \$6k, total owed \$9,764.00. Multiple attempts to make contact have been made without success.

Motion to approve Folsom beginning eviction process (Richardson)(Berrian)2nd.

Mill Hill Update

227 Schell currently under contract. Plans pending for the house on Taylor. Bicentennial Park work continues. Charrette for East Bank project to be held next Thursday 12p.m. & 6p.m.

- V. Executive Session for discussion of property acquisition by or from the Authority.
Session held prior to Action Items
- VI. Old Business – none
- VII. New Business – November 14, 2024, Gerhardt official last meeting as UDA Board Chair

10:15 a.m. – Meeting Adjourned