

**FROM MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY**  
**MINUTES REGULAR PUBLIC AUTHORITY MEETING**  
**February 13, 2025**

The regular monthly meeting of the Macon-Bibb County Urban Development Authority held on Thursday February 13, 2025, 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:

February 13, 2025

Presiding: Chair: Jan Beeland

Attending: Jan Beeland, Jonathan Barton,  
Charles Richardson, Lisa Berrian, Kaitlynn Kressin

Staff: Alex Morrison, Donesha Gibson, Margaret Peth

Absent: Jim Crisp, Ryan Griffin

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

Media: Liz Fabian

Called to order – 8:32 a.m.

Adjourned – 9:16 a.m.

I. Minutes Approval

Motion to approve minutes (Barton)(Kressin)2<sup>nd</sup>.

II. Financial Report – Garcia

Per Morrison, no financial update currently. Audit finalization is in progress. Financials and audit are to be provided at the March meeting.

### III. Action Items

Food and Beverage Agreement – Sports Facilities Companies

Draft of lease provided for the board. Morrison requests the board approve authorization to negotiate final lease form.

Motion to approve negotiating final lease (Richardson)(Barton)2<sup>nd</sup>.

### IV. Discussion Items

Dempsey Update

Per Morrison, continuing to work on HUD renewal. Met with Mr. Austin (MHA) regarding how to proceed with Dempsey residential. Will be meeting with the Atlanta team in a few months to discuss tenant mix, budget-based accounting and utility costs. Occupancy is currently showing at 90%. Will be renewing Ross Grant which allows for additional staffing.

Dempsey Commercial

Letter has been submitted to Ambitious Graphics. The skate shop chose not to move forward at this time therefore the lease has been terminated. Interior items to be addressed at the Ambitious Graphics suite (water damage, electrical panel and ceiling tiles). A quote of \$2000.00 per Chris to make repairs of items discovered.

Motion to approve \$2000.00 for repairs (Richardson)(Kressin)2<sup>nd</sup>.

Pending maintenance item is the AC unit to be priced for replacing. Per Folsom will be showing 2 vacant commercial spaces on Monday.

Parking Update (Peth)

On-street parking revenue is down compared to January 2024. Garage revenue is up month to month; additional signage is to be added.

Citation payments are going well however the main goal is compliance.

The Parking Advisory Board is going well. A few modifications to be addressed require board approval: change in by-laws regarding frequency of meetings as well as absent member violation.

The meters are showing 94% operational. Request board approval for the purchase of meter parts at a cost of \$14,815.00.

Additional part-time staff have been hired to cover the evening shifts of Thursday, Friday and Saturday. New hire to begin February 20, 2025. There will be a Parking Enforcement Supervisor on every shift as well.

We currently have a Sr. Intern assisting with a study on Parking Garage Security.

Scofflaw backlog court proceedings continue. Continuing to work on employee Manual.

\*Motion to approve amending Downtown Macon Parking Advisory Board By-Laws changing meeting frequency from monthly to quarterly (Richardson)(Barton)2<sup>nd</sup>.

\*Motion to approve declaring Downtown Macon Parking Advisory Board member seat vacant/available due to absenteeism with seat being available to a Macon Bibb County resident at large (Richardson)(Kressin)2<sup>nd</sup>.

\*Motion to approve \$14,815.00 from Parking Replacement Reserve fund for meter parts (Barton)(Richardson)2<sup>nd</sup>.

#### Mill Hill Update

395 Taylor, per Beeland received renovation quote via Eck of \$199,513.00. The board agrees to stabilize the property and place it on the market with covenants.

A management agreement has been approved for the Mill Hill Auditorium. The water intrusion issues have been addressed and resolved.

Meeting to be held next week to discuss art installation at the Bicentennial Park. Substantial completion of the park will have been done in March. Art installation is going to take place in March as well.

All photos have been submitted to the National Park Service as requested regarding the Dewitt-McCrary house. Review is pending.

Currently there are no offers on 226 Hydrolia St.

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

9:05 a.m. Motion to approve entering Executive Session

(Kressin)(Richardson)2<sup>nd</sup>.

9:13 a.m. Motion to exit Executive Session (Richardson)(Barton)2<sup>nd</sup>.

VI. Old Business

Reminder to board of UDA Retreat on 2/24/25; lunch will be served, meeting with UDA partners as well.

VII. New Business - none

9:16 a.m. – meeting adjourned