

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

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

March 13, 2025

Presiding: Chair: Jan Beeland

Attending: Jan Beeland, Jonathan Barton, Jim Crisp, Charles Richardson,  
Lisa Berrian, Kaitlynn Kressin, Ryan Griffin

Staff: Alex Morrison, Donesha Gibson, Margaret Peth

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

Media: Liz Fabian

Called to order – 8:30 a.m.

Adjourned – 9:50 a.m.

I. Minutes Approval

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

II. Financial Report – Suzy Garcia

Financial summary provided by Morrison in absence of Garcia. The only major expense reflected in the operating fund is the audit. No other update to report currently.

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

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

8:32 a.m. Motion to approve entering Executive Session (Crisp)(Kressin)2<sup>nd</sup>.

8:59 a.m. Motion to approve Exiting Executive Session (Richardson)(Barton)2<sup>nd</sup>.

IV. Action Items

Form of MOU between UDA and Hospital Authority

Motion to table agreement (UDA and Hospital Authority) (Griffin)(Barton)2<sup>nd</sup>.

V. Discussion Items

Dempsey Update

Showing 90.7 occupancy, 31 applicants on the waiting list and a maintenance technician have been hired.

Folsom continues to show vacant commercial suites to potential renters.

Received quotes from Rappenecker to clean out former Ambitious Graphics location for \$350.00 and lighting repairs at former Vital Signz (517 Cherry St) for \$500.00.

Motion to approve Folsom hiring Rappenecker for clean up and repairs as stated (Richardson)(Barton)2<sup>nd</sup>.

Morrison authorized the replacement of AC Unit at the Park Macon office.

Request authorization be ratified. The total cost of unit replacement was \$13, 473.00.

Motion to approve ratification (Griffin)(Barton)2<sup>nd</sup>.

Parking Update

On-street revenue down however there's an increase in app usage.

Additional enforcement officer has been hired to cover weekends.

Office expansion is too expensive at this time, looking into affordable upgrades and minor improvements for the existing space.

Working with Erin Hawkins to update website; will be adding meter reservation icon/link.

Parking Advisory Board last meeting held was February 7, 2025. Since the board approved a change in meeting frequency, the next meeting will be in May. Seeking to fill vacant seat (Resident-at-Large).

Meter parts have been ordered, and repairs continue as needed.

In the parking garage, new signs have been ordered as well, which display QR codes.

Working on quote for plumbing, thereby providing better access for regular pressure washing of stairwells.

Court proceedings continue. Draft letter to send to Scofflaws prior to beginning court proceedings is pending. Draft for employer/employee parking program to be reviewed by the advisory board.

#### Mill Hill Update

226 Hydrolia listed via L. Thomas; house needs curb appeal. Beeland received quote for minor landscaping (\$1224.50 front of house, \$922.58 side of house).

The board recommended \$1224.50 for planting in the front of house with side pine straw.

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

Mill Hill auditorium needs all trim to be painted. Quote from Prestige pending.

Allen Wells working on plans to do in-fill housing and Taylor St purchase.

Request feedback from the board on possible construction of duplex.

The National Park Service Grant (\$310k) was approved.

Finishing touches are being done on Bicentennial Park, will also be stabilizing the DeWitt-McCrary house.

Ribbon cutting for the park will be 4/29/25; more details to follow.

#### VI. Old Business – none

#### VII. New Business – Ribbon Cutting for the Otis Redding Center will be 3/18/25.

Morrison will be absent for the April regular session meeting.

9:20 a.m. – meeting adjourned.