

Macon-Bibb County Urban Development Authority
Board Meeting Minutes
July 12th, 2018

Presiding: Kathryn Gerhardt, Vice Chairwoman

Members in Attendance: Rick Hutto, Gene Dunwody, Jr., Shannon Fickling, Carey Pickard, Blake Sharpton

Members Absent: Rick Hutto, Chris Sheridan, Loretta Thomas

Others Present: Mayor Robert Reichert, Wanzina Jackson, Forrest Gard, Bill Causey, JR Olive, Emily Hopkins, Miller Heath, Tim

Staff Present: Alex Morrison, Slayten Carter

Media Present: N/A

Location: Morris M. Cohen conference room, Room 400, Terminal Station 200 Cherry St Macon, GA 31201

Time convened: 8:33 a.m. Time Adjourned: 10:05 a.m.

I. Welcome

- A. The approval of the minutes and the financial report was delayed until a fifth member of the board arrived to meet quorum.
- B. The Vice Chairwoman decided to start the meeting with the third item on the agenda: Parking Meter Updates.

II. Parking Update—Alex Morrison

- A. Parking meters go live on Friday morning. People are already paying the app, even though parking has not been enforced yet. We have had a lot of positive feedback on the Passport Parking app. Carey Pickard agreed, saying that the app is much less complicated to maneuver than one might think. He suggested we encourage app usage as much as possible to our friends and family. Alex Morrison further explained that the app only pays for your license plate to park downtown, it does not regulate a certain spot for a vehicle can park in downtown. Kay Gerhardt asked if the consumer needs to pay any additional convenience fees when paying to park downtown. Alex Morrison replied that the app requires \$0.25 convenience fee. The UDA does not absorb the convenience fee on the app, we only absorb the fee from the credit card transaction on the meter. You can pay as low as \$0.25 for 12-minute parking. A lot of downtown residents have come into the parking office to pay for residential parking passes. They've had 20 people come in during the last week to get set up in the Mulberry deck for residential monthly parking. We had a positive meeting with Theatre Macon about helping them implement a parking system. They are going to be our pilot for valet parking through Lanier. They hope to implement the parking deck behind them. Lanier has already factored in the impending expansion of event parking for other businesses and venues downtown, so that is a problem that is already being sorted out. We plan to have a media announcement of the meters going live tomorrow at 9 a.m. outside of the

Park Macon-Bibb office. We do not anticipate anything overly special, just a simple meter demonstration and perhaps someone, like Jim Crisp, doing a ceremonial “first swipe” on a parking meter. Ben Steffen has been a great ambassador, handling the confrontational issues and whatnot. Carey Pickard made a remark about the businesses being generally positive about the meter installation. Alex said there were a few business owners who did voice their concern, but they are understanding. Most businesses are very supportive. We have already discussed potential changes to Saturday parking, but that is to be discussed later. Corporate Lanier representatives are still planning to come on Friday and stay for a few days to finish with signage and to help people on the street work the meters. As a general reminder, Cherry Street plaza was not metered due to the long-term goal of getting rid of parking there eventually. We are still waiting on approval for some parking decks, the 440 Mulberry deck specifically, to be used in our program. Lanier has been helpful in improving the decks we already have (e.g. painting over graffiti, fixing lighting, etc.). Poplar and Mulberry are already in the program, Fickling is reluctant, and SunTrust is also a work in progress. Joseph Brown, the Macon manager for Lanier, went with Ben Steffen, who’s official title is regional team manager, went around downtown last night to double check to make sure all meters were installed. Carey Pickard bragged on Alex’s parking presentation to the rotary clubs in downtown.

III. Minutes Approval

- A. Quorum is met now that Gene Dunwody, Jr. is present.
- B. Gene Dunwody, Jr. made a motion to approve the minutes of June’s board meeting and June’s work session. Shannon Fickling seconded that motion. Motion carried.

IV. Financial Report—Alex Morrison

- A. Alex included the budget-to-actual for the month of May. He apologized for the delay, since we had to wait on one of our statements that simply never came in. Most of our revenues are on track. Project fees for May are a little short. June will not be ordinary, he warns. We have already met with our new accounting team and they plan to work with Slayten to get better internal books set up for the next fiscal year. Alex offered the May financials for approval. Gene Dunwody, Jr. made a motion to approve. Shannon Fickling seconded that motion. Motion carried.

V. Mill Hill Auditorium Update—Alex Morrison

- A. The UDA closed the tax credit transaction and received the first tranche of payments and paid the last Piedmont note, as well as Hughes’ attorneys. At the end of the third tranche, everyone should be paid. Alex said that Butler Snow and Blake Sharpton have done an outstanding job on this project. Now that that is closed, we have the audit to get through as well as two more tranches. The chairlift can be installed now. Once everything is audited, the third tranche should be underway. Carey Pickard mentioned that Jam is

looking into having a garden designer from Atlanta come to the Arts Center. Landscaping is of utmost importance. Forrest Gard commented, saying that a woman who attended one of the community classes at the Arts Center who owns a landscaping company essentially offered to do it pro-bono. He is unsure if she was referring to the cottage or the auditorium, but if she would offer some sort of plan to the board they would gladly review it. Carey Pickard reminded the board that this project is not complete without the proper landscaping to finish the aesthetic of the building. JR Olive asked if he needed to do anything to tie up loose ends. Alex said that the most he could do would be to help along the chair lift.

VI. East Macon Project Update—Kay Gerhardt

- A. Kay Gerhardt said that we got no responses to the proposal to the streetscape project, which was slightly discouraging. Forrest Gard provided a report of the Mill Hill programs. Overall, there has been a positive response. The kids' dance classes are the highest attended. The sewing classes are the least attended, which is not that bad considering we have limited sewing machines anyway. Shannon Fickling provided a recommendation for the sewing class (Quentin Alexander). Forrest talked about the intern's work and that they are doing for the Center. They are trying to incorporate local artists as much as possible.

VII. Downtown Projects Update—Shannon Fickling

A. Third Street

1. Chris Sheridan, Alex Morrison, Bill Causey, and Shannon met with Kevin Berry to talk about improving the negative aspects of our streetscape plans. We are referring to the plans regarding Third Street between Riverside Drive and Walnut. We have also added some changes to Spring Street. We're trying to use what little money we have in the most efficient way possible, hence why we are back at the drawing board.
2. Cherry Street, according to Bill Causey, is essentially done. We ran into some trouble with the irrigation in the tree planters, but we're working on it. Bill also suggested putting clips on the railings to prevent more damage from skateboarders downtown. Carey Pickard suggested we prosecute the skateboarders, not only to get our money's worth back, but also to signal to the rest of the skateboarding community to not ride the railings downtown. He suggested they pay the fine for fixing the railing, in addition to the suggested community service. There was a discussion about Alex filing a formal charge against them with the sheriff's office. The damage of property alone is worth the hassle. There was also another discussion about how we can put something on the railings to physically prevent someone from skateboarding on them. Bill had a noteworthy idea about railing clips that was considered but not formally decided on.

B. Central City Commons

1. Miller Heath addressed the feasibility study on the Central City Commons. Without parking meters, there was no demand, and with no

demand, there was no feasibility. The implementation of the meters sped up the process, for sure. Bob Lewis has helped us with our parking agreements with the condos. The feasibility study looks strong. We are ready for the next phase. We anticipate a Fall construction with a completion in late 2019. We hope to release the parking deck and the hotel at the same time. It was decided that we need more positive coverage on this project.

VIII. Old Business

- A. Mayor Robert Reichert suggested to the board that the UDA needs to meet with Clay Murphy to discuss Second Street and the six-month delay and any possible Rosa Parks Square updates. We need to share with Clay the Rosa Parks Square design that was done by HGOR.
- B. Regarding Rosa Parks Square, there was a long discussion about how and when we would finally be able to have enough money to do what we hope to do with that space. Is it better to do something soon with less money or...? Alex Morrison said we would further this discussion at the work session.
- C. The major and members of the board derailed into a conversation about most recent commission issues, and discussed how those issues will impact the work of the Authority.

IX. New Business

- A. The board scheduled our next work session, which was left undecided. Slayten would help coordinate a work session with Clay Murphy's schedule.

X. Meeting adjourned at 10:05 a.m.