

Macon-Bibb County Urban Development Authority
Board Meeting Minutes
June 14, 2018

Presiding: Chris Sheridan, Chair

Members in Attendance: Kathryn Gerhardt, Rick Hutto, Loretta Thomas, Gene Dunwody, Jr., Shannon Fickling, Blake Sharpton

Members Absent: Carey Pickard

Others Present: Ethiel Garlington, Wanzina Jackson, Scott Thompson, Bill Causey, Kevin Hively, Forrest Gard, Emily Hopkins, Commissioner Larry Schlessinger, JR Olive, Josh Rogers, Adrienne Cloud, Robbo Hatcher, Blake Lisenby

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: 8:30 a.m. Time Adjourned: 10:11 a.m.

I. Minutes Approval

- A. Rick Hutto made a motion to approve the minutes for last month's board meeting and last month's work session. Gene Dunwody, Jr. seconded the motion. Motion passed.

II. Guest Speaker-Kevin Hively, Ninigret Partners

- A. Alex Morrison reminded the board that in December, the UDA was awarded a grant, funded by the Knight Foundation, to update the economic analysis that was included in the Macon Action Plan. The UDA hired Kevin Hively with Ninigret Partners to do that analysis, and he's been conducting his work for several months now. Kevin prepared a presentation to show his analysis.
- B. Kevin Hively reported that he conducted secondary data gathering, including cell phone data and survey work, and spent nearly 20+ days on-the-ground in Downtown Macon. His findings show that downtown provides an uneven pedestrian experience. His solution includes a three-part recommendation: improving physical appearance, installing a retail development program (empty storefront program), and broadening the consumer base. (More of Kevin's findings and solutions can be found in his power point presentation—attached in the email.)

III. Financial Report—Alex Morrison

- A. Alex Morrison passed out the budget-to-actual for the UDA and the 213 Clinton St. Profit and Loss statement. The reason the profit-and-loss statement looks different than normal is because we drew the rest of the grant money from Macon Arts to pay for the kitchen equipment, but it didn't hit until a month later. (It looks like we have a lot more money than we actually do.) The UDA's revenue is in order, nothing is out of the ordinary. Slayten shared the project tracker with the board in case they had any questions about individual transactions. Alex concluded his formal

presentation of the April financials. Kay Gerhardt made a motion to approve them. Gene Dunwody seconded. Motion passed.

- B. Alex Morrison informed the board that only one company responded to our RFP for new accounting services, Butler, Williams and Wysche. They have a downtown office, not far from Karen. Their fee is double what we are paying now, but that isn't a problem. They come with great credentials and very qualified to work with an entity like the UDA. They would be able to serve in Karen's role, but would also help train Slayten to have more in-house accounting skills. Alex recommended that we accept their proposal. Gene Dunwody made a motion to accept. Shannon Fickling seconded. Motion passed. The goal is to eventually have all day-to-day bookkeeping done in-house and have this accounting firm just do our auditing.

IV. Parking Update—Alex Morrison

- A. The packets that Alex provided for the board to review had three sets of quotes from Shawn Stafford who installed the meters. Ace Entities offered to do *just* the sidewalk; it was a fair and reasonable price for \$32 per meter pole and could get all of them installed by July 8th. It was suggested that we hire them both, to save money in the long run. Also, Alex said that having two companies work on the project will only make it finish quicker. Bill Causey made the board aware of the third type of installment that would be the most expensive. There is a slope/curve next to the sidewalk that would adhere the poles from standing straight up. Shawn will have to core out the sidewalk and pour fresh concrete in the hole to make the meter stand level (and this will be his most expensive service). The slope across from the Capitol Theatre is pretty steep. Alex said we want this program to be as live as possible at the start of July—whatever needs to get done to make that happen is open for discussion. We have everything we need to make this happen at this point. All parking program information is available and the website is live for people to learn more about the program. Parking ambassadors will start on Monday. The month of July will be a live month, but will be a forgiveness month. Adrienne Cloud, from SparkMacon, asked for more questions about the parking program. Alex explained the payment, hours, and propose of the parking meters. Then, Alex made proposal to hire both Ace Entities and Shawn Stafford to do the three types of installment necessary for the parking meters. Rick Hutto made a motion. Kay Gerhardt seconded the motion. The motion passed.

V. Dempsey Update—Blake Sharpton

- A. Our recap application was filed on June 4th and we've asked for an answer by July 28th. The HUD application is finally FedExed. We expect an analyst to be on the ground looking at the Dempsey at the beginning of July. By the end of July, we should have a verbal answer about HUD.
- B. Adrienne Cloud, from SparkMacon, asked about more information about the Dempsey, since she is trying to start a project inside the Dempsey with her grant money. She's allocated \$600 to have an electrical engineer look over the

first floor of the Dempsey before she can start her work. She's wondering if she's wasting time in Downtown Macon and has asked for more advice. It was decided that she would continue this conversation with some members of the board after the meeting.

VI. Mill Hill Auditorium—Alex Morrison

- A. We are close to finalizing our federal tax credits.
- B. JR Olive has approved the concrete work to begin on Monday and the chair lift for the auditorium is coming next Tuesday.
- C. Forrest and Jeni Gard have several programs already in place for the summer. Every Tuesday and Thursday, Mill Hill will be hosting 2-3 different classes (e.g. creative writing, dance, painting, etc.) for kids and adults of all ages. Chris Sheridan suggested we needed more publicity for the program to show our community building efforts. Forrest said that through the interning program, there are interns who are working on the marketing outreach for all of these programs and classes. Chris suggested that Forrest and Jeni type up a report for the UDA to give the commission. Chris wants the commission to see what the programs are doing for the residents of East Macon (and all other parts of Macon, too).

VII. East Macon—Kay Gerhardt

- A. Ethiel Garlington said that the East Macon housing work should be wrapped up by the end of July. Additionally, Historic Macon recently hosted members of Historic Savannah who were interested in learning more about the Revolving Fund work. Historic Macon showed them Beall's Hill and Mill Hill. At Mill Hill, Forrest was there and was able to give them a look inside the studio to see the interns hard at work. Overall, the visit went very well. Forrest was able to talk about the arts village and Ethiel was proud to see the work in-action.

VIII. Downtown Projects—Shannon Fickling

- A. Third Street has a completed plan for the block from Riverside Drive to Walnut Street, but it is not perfect yet. Trying to make the trail bikeable and walkable has been the main idea and they're trying to refine it day-by-day. Bill has pointed out a lot of things that we need to consider for how we can maintain and care for those improvements. Shannon, Bill, and Alex have been thinking about putting in place some sign regulation for keeping the street clean, safe, and beautiful. Signage is something we need to continue to talk about. Chris said someone needs to be in-charge of all of the signage in Downtown Macon, so that it can be consistent.
- B. Bill Causey said that the Cherry Street project is almost complete. We just need the railing around the tree planters to be finished and we will be completely done.

IX. Old Business

- A. It was suggested that we include a hotel update in the weekly email updates.

X. Meeting adjourned at 10:11 a.m.