

Macon-Bibb County Urban Development Authority  
Board Meeting Minutes  
March 8, 2018

*Presiding: Chris Sheridan, Chair*

*Members in Attendance: Gene Dunwoody, Jr., Shannon Fickling, Kay Gerhardt, Rick Hutto, Blake Sharpton, Chris Sheridan, Loretta Thomas, Carey Pickard*

*Members Absent:*

*Others Present: Bill Causey, Ethiel Garlington, Emily Hopkins, Wanzina Jackson, JR Olive, Commissioner Larry Schlessinger, George Greer, Jan Beeland*

*Staff Present: Alex Morrison, Slayten Carter*

*Media Present: Linda Morris*

*Location: ECD conference room, Terminal Station 200 Cherry St Macon, GA 31201*

*Time convened: 8:35am Time Adjourned: am*

I. Minutes Approval

- Rick Hutto made a motion to approve the minutes. Chris Sheridan seconded the motion. Motion passed.

II. Financial Report

- Alex Morrison made a motion to remove item six from the proposed agenda. Chris Sheridan seconded the motion. Motion passed.
- Alex Morrison explains how the loan from the revolving fund from CDBG has the general parameters of requesting up to \$1.4 million with a thirty year amortization on a ten year balloon at 2% interest rate. Specific terms will vary over time but will be in the confines of the DCA and DCA regulations.
- George Greer says this will finish out the Tindall Heights redevelopment. This funding gives them the best application to put forward to the DCA, which is very competitive. They hope to borrow less and pay off the loan much sooner than the ten years that was suggested. Repayment-low income tax credit-credits are guaranteed, loan is contingent on credits, wont move forward with a project if don't get credits; George assures that this loan will help finish the long term project, completing the phases at Tindall Heights.
- Chris Sheridan made a motion to approve. Gene Dunwoody seconded. All in favor. Motion passed.
- Gene Dunwoody commented that he was worried about where this money would go since he preferred it to be spent downtown, but he felt that this would be a good cause to contribute to.
- Alex Morrison continued with the financial report, explaining last month's operating fund. He explained that the UDA has funded more projects this year. The Mill Hill project alone has had the UDA funding things that we did not originally expect. Alex and Chris both addressed the importance of the UDA keeping up the budgets for board members to see.

- The city budget request is due March 26. Alex Morrison asked the board what requests they wanted to submit. Cary Pickard suggested that we still ask for the \$100,000 increase that was discussed before, despite the rough budget year.

### III. Mill Hill Auditorium-Update, Alex Morrison

- Alex Morrison reported that Phase I has been paid to Piedmont Construction and the funding for Phase II is contingent on the tax credits. Phase II will consist of additional installation of the kitchen equipment. We have now formed a second LLC, which is 213 Clinton St. Manager, LCC. It will be the management entity that runs the facility, as a partnership between UDA and the Macon Arts Alliance. 213 Clinton St. remains an alliance between the UDA, Macon Arts Alliance, and Renasant Bank. We are at the place now where we can apply for the tax credits, get the funding taken care, pay Piedmont, and have the operating continue forward. The current finish line is in sight.
- JR Olive provided more information on the programming for Mill Hill. The resident artists, Jeni and Forrest Gard, have been hired and are expected to start on April 1st and will stay until September. They have experience working on projects like Mill Hill and will be in charge of programming for the facility. The auditorium is already scheduled to host several annual meetings and galas for Macon organizations, such as Visit Macon and Historic Macon Foundation. The resident artists are meant to serve as the primary directors for programming and planning for Mill Hill projects once they begin.
- Cary Pickard gives accolades to Jan Beeland for all that she has done for the Mill Hill project.
- All of the houses at Mill Hill will be done by the end of May.

### IV. East Macon Project Update –Kay Gerhardt

- Kay Gerhardt says that we can finally move forward with our street plan. We've gotten a quote from Triple Point of \$2,000 to see it through. Triple Point is the only engineering firm in town that's already worked with this facility. They did the drawings for Clinton St. Park and they already have everything.
- Gene Dunwody said he and Shannon Fickling met with Nigel who has approved making streets go one way. We do not anticipate adding any extra parallel parking. We are hoping to spend as little as possible, from a financial stand point. This is becoming more of a community project.

- Gene Dunwody made a motion to approve \$10,000 to Triple Point. Kay Gerhardt seconded it. All in favor. Motion passed.
- Ethiel Garlington reported that the houses we finished early on will soon expire out of their two year window for state tax credits and that we need to ensure that they become non-profit entity's name in order to transfer them to a buyer later on.
- Shannon Fickling, Cary Pickard, and JR Olive have been working on the details for the landscape installation that Macon Arts Alliance got the grant for near the first block of Clinton and Main St. JR is going to call in a tree specialist to help advise on the exact tree variety. Progress is moving forward on that. There is also a need for an evergreen screen at the back of that property because potential future development might not add to the beauty of the sight. This most likely will not happen until after sidewalks are installed.
- Gene Dunwody suggested that the project involving the gates of the entrance to the Ocmulgee monument would be a good candidate for SPLOST money for economic development. Commissioner Larry Schlessinger reported that any 2nd or 4th Tuesday would be a good time to provide a presentation to the commission. He said there were undesignated pools of money. Gene Dunwody suggested that the Stormwater money could be used. Commissioner Larry Schlessinger suggested meeting with Clay Murphy to discuss the matter. Bill Causey agreed that Stormwater money could be spent on this on this project. If this project could be classified as an improvement project or a drainage project, Stormwater money would be applicable. Alex Morrison planned to schedule a meeting with Clay Murphy.

V. Downtown Projects Update –Shannon Fickling

- Bill Causey reported that the Cherry St. construction will begin as soon as Cherry Blossom Festival is over. Bill Causey talked to the property owners about the construction happening and they have been very receptive to the construction crew needing entrance to their basements. We are scheduled to work 1/4 of a block at a time. The Monday after Cherry Blossom should be the first day of construction.
- Gene Dunwody recused himself from the conversation about Terry Henderson's loan application for Famous Mike's on Poplar St. Gene Dunwody and Terry Henderson own the four four buildings. Terry is a pervious borrower with \$90,000 in loan account. He is requesting \$80,000 for Famous Mike's, but Alex Morrison suggested loaning \$50,000 because there are other projects that need to be funded. \$50,000 would cover the equipment and build-out. Terry has \$700,000

of equity in project now and is expecting the whole block to add 70 new jobs.

- Chris Sheridan made a motion. All in favor. Motion passes.
- Gene Dunwody rejoined the meeting.

#### VI. Old Business

- Rick Hutto mentioned Deborah Rollins's email about the FAA house. The need to find a new FAA house is crucial. Loretta Thomas suggested that relocation is a viable option to fix this problem.
- Chris Sheridan made a motion to move into executive session. All in favor. Motion passed.

#### VIII. Executive Session