



Macon-Bibb County Commission Special Called Meeting

March 24, 2026 | 4:30 PM

City Hall
700 Poplar Street
Macon, GA 31201

Mayor Lester M. Miller
Mayor Pro Tem Valerie Wynn
Commissioner Paul Bronson
Commissioner Stanley Stewart
Commissioner Joey Hulett
Commissioner Raymond Wilder
Commissioner Bill Howell
Commissioner Donice Bryant
Commissioner Brendalyn Bailey

1. Call to Order

Mayor Lester M. Miller

2. Approval of Minutes

- a. Approval of minutes from the March 18, 2026 Pre-Commission and Commission meetings (Sponsored by: Lester M. Miller, Mayor)

3. New Business

- a. A Resolution Of The Macon-Bibb County Commission Authorizing The Acceptance Of A Discretionary Grant From The Peyton Anderson Foundation In The Amount Of \$25,000.00, With No Local Match, To Be Used By The Bibb County Sheriff's Office To Implement A Community Program For Emotional Wellness And Conflict Management; (Sponsored by: Lester M. Miller, Mayor)
- b. A Resolution Of The Macon-Bibb County Commission Requesting The Macon-Bibb County Board Of Elections Issue A Call For A Special Election To Be Held On May 19, 2026, To Fill The Balance Of The Unexpired Term Of Office For The Vacant District 2 Seat On The Macon Water Authority Board; To Set The Qualifying Fees Therefor (Sponsored by: Lester M. Miller, Mayor)

4. Old Business

- a. A Resolution Of The Macon-Bibb County Commission Considering A Request For Refund Of 2023 And 2024 Ad Valorem Taxes To Flora Mae Ivey Pursuant To O.C.G.A. § 48-5-380 (Sponsored by: Lester M. Miller, Mayor)

**MINUTES OF THE
MACON-BIBB BOARD OF COMMISSIONERS MEETING
March 18, 2026 – 6:00 PM
City Hall
Commission Chamber**

The Special Called Meeting of the Macon-Bibb County Commission was held on March 18, 2026 at 6:00 PM in the Commission Chamber at City Hall.

COMMISSION MEMBERS PRESENT

Mayor Lester M. Miller
Mayor Pro Tem Valerie Wynn
Commissioner Paul Bronson
Commissioner Stanley Stewart
Commissioner Joey Hulett
Commissioner Raymond Wilder
Commissioner Bill Howell
Commissioner Donice Bryant
Commissioner Brendalyn Bailey

STAFF PRESENT

Duke Groover, Interim County Attorney
Keith Moffett, County Manager
Julie Moore, Assistant County Manager
Alex Morrison, Dir. Planning & Public Spaces
Janice Ross, Clerk of Commission
Michael McNeill, Chief Asst. Co. Attorney
Sara Davis, Sr. Asst. Co. Attorney
Adrianna Beavers, Asst. Co. Attorney
Anna Kersey-Weckstein, Asst. Co. Attorney
Chris Floore, Chief Communication Officer
Olivia Water, Communication Specialist
Edna Adams, Communication Specialist
Emily Hopkins, Communication Specialist

1. Call to Order

Mayor Lester M. Miller

2. Prayer

Pastor Billy Flowers - Houston Road Church

3. Pledge of Allegiance

4. Presentations

5. Public Comments on Agenda Items

The following citizens addressed the Commission regarding the license for LaNita Hunt and the 478 Lounge:

- *Latrisia Wright expressed her concerns regarding a lounge in the neighborhood. She also presented several letters in opposition.*
- *DeDelveon Porter expressed his support of Ms. Hunt as she has known her for several years and believed she would do an excellent job running her*

establishment.

- *David Lockett expressed his support of the new alcohol license for the 478 Lounge. He stated he believes she has met all requirements and should have a license.*

6. Approval of Minutes

- a. Approval of minutes from the February 17, 2026 Regular Commission meeting (Sponsored by: Lester M. Miller, Mayor)
On motion of Mayor Pro Mayor Wynn, seconded by Commissioner Howell and carried unanimously, the minutes from the February 17, 2026 Regular Commission meeting were approved.

7. Consent Agenda

On motion of Commissioner Howell, seconded by Mayor Pro Mayor Wynn and carried unanimously, the Consent Agenda, items A through OO, was approved.

- a. Shuster's Candy and Creamery is located at 616 Poplar Street, Macon, GA 31201
Legal recommends approval. (Sponsored by: Lester M. Miller, Mayor)
- b. Family Corner located at 4933 Sardis Church Road, Macon, GA 31216
Legal recommends approval (Sponsored by: Lester M. Miller, Mayor)
- c. Theatre Macon located at 442 Cherry Street, Macon, GA 31201
Legal recommends approval (Sponsored by: Lester M. Miller, Mayor)
- d. BP Food Mart located at 5594 Houston Road, Macon, GA 31216
Legal recommends approval. (Sponsored by: Lester M. Miller, Mayor)
- e. Gangnam Grill located at 575 Mulberry Street Lane, Macon, GA
Legal recommends approval. (Sponsored by: Lester M. Miller, Mayor)
- f. Houston Food Mart located at 5642 Houston Road, Macon, GA 31216
Legal recommends approval. (Sponsored by: Lester M. Miller, Mayor)
- g. Shurling Pit Stop located at 1904 Shurling Drive, Macon, GA 31211
Legal recommends approval. (Sponsored by: Lester M. Miller, Mayor)
- h. BP Mart located at 3843 Bloomfield Road, Macon, Ga 31206
Legal recommends approval. (Sponsored by: Lester M. Miller, Mayor)

- i. Walthall located at 3720 Riverside Drive, Macon, Ga 31210
Legal recommends approval (Sponsored by: Lester M. Miller, Mayor)
- j. JReids located at 317 Cotton Avenue, Suite A, Macon, GA 31201
Legal recommends approval (Sponsored by: Lester M. Miller, Mayor)
- k. Pio Nono Food and Fuel LLC d.b.a. Marathon located at 3701 Pio Nono Avenue, Macon, Ga 31206
Legal recommends approval (Sponsored by: Lester M. Miller, Mayor)
- l. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Cana Communications, In The Amount Of \$105,720.00, To Upgrade The Security Systems At The Thomas Jackson Juvenile Justice Center, To Be Paid From The SPLOST 2018 Fund – Judicial – Courthouse – Property Line Item (Sponsored by: Lester M. Miller, Mayor)
- m. A Resolution Of The Macon-Bibb County Commission To Authorize The Mayor To Execute An Independent Contractor Agreement With Professional Paving Services, LLC For Asphalt Paving & Resurfacing Services, In The Amount Of \$1,231,636.36, To Be Paid From The 2025 SPLOST Fund - Roads – Property Line Item (Sponsored by: Lester M. Miller, Mayor)
- n. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With MECO Of Atlanta, Incorporated, For The Purchase Of Fuel Handling And Management Equipment For The Macon-Bibb County Fueling Station, In The Amount Of \$112,418.80, To Be Paid From The Vehicle Maintenance Budget – Vehicle & Equipment Maintenance, Machinery & Equipment Line Item; (Sponsored by: Lester M. Miller, Mayor)
- o. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute A Facilities Use Agreement With The American Red Cross To Provide For Usage Of Certain Recreation Facilities As Shelters During A Disaster; (Sponsored by: Lester M. Miller, Mayor)
- p. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With NFP Corporate Services (SE), Inc., In An Annual Amount Of \$216,000.00 Plus \$7.50 Per 1095-C Processed, To Provide Employee Benefits Insurance Brokerage And Consulting And ACA Management Services, To Be Paid From The Group Insurance Fund – Self Funded – Insurance-Professional Services Line Item; (Sponsored by: Lester M. Miller, Mayor)

- q. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Williams Communications, Inc., For Technical Support, Maintenance, And Security Update Management Of Radio Equipment In The Amount Of \$221,764.89, To Be Paid From The I.T. Budget – Communications – Repairs & Maintenance – Software License & Maintenance Line Item (Sponsored by: Lester M. Miller, Mayor)
- r. A Resolution Of The Macon-Bibb County Commission To Authorize The Mayor To Execute Independent Contractor Agreements With Eds Holdco, LLC And Acuity International, LLC, For As-Needed Emergency Shelter Operations Services, To Be Paid On A Unit-Cost Basis From The Emergency Management Budget – Contractual Services Line Item (Sponsored by: Lester M. Miller, Mayor)
- s. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute A Lease Agreement With The Macon Transit Authority For The Lease Of 17,107 Square Feet Of Office Space In The Terminal Station At An Annual Rate Of \$219,311.76, To Be Paid From The Information Technology, Rentals – Land & Building Line Item; (Sponsored by: Lester M. Miller, Mayor)
- t. A Resolution Of The Macon-Bibb County Commission Designating And Approving A Public Roadway At Or Near Interstate 16 And Joe Tamplin Boulevard; Approving A Roadway Plan For Purposes Of Future Property Acquisition; Authorizing Coordination With The Macon-Bibb County Industrial Authority; (Sponsored by: Lester M. Miller, Mayor)
- u. A Resolution Of The Macon-Bibb County Commission Agreeing To Participate In The National “Six Remnant Defendants” Opioid Settlement (Sponsored by: Lester M. Miller, Mayor)
- v. An Ordinance Of The Macon-Bibb County Commission To Authorize Transfers And Appropriations From 2018 SPLOST Revenues And The Interest Earned Thereon As Provided For Herein; (Sponsored by: Lester M. Miller, Mayor)
- w. An Ordinance Of The Macon-Bibb County Commission To Authorize Appropriations, In The Amount Of \$31,500,000.00, From 2025 SPLOST Funds To The Jail Expansion And Upgrade Project, The Arena Project, Public Safety Projects, Cultural And Recreation Projects, I.T. Projects, And Debt Service (Sponsored by:)
- x. An Ordinance Of The Macon-Bibb County Commission To Approve A Supplemental Appropriation From General Fund – Fund Balance, In The Amount Of \$35,000.00, To The Board Of Commissioners – Repairs &

Maintenance Software Line Item For The Purchase Of DocAccess Software; (Sponsored by: Lester M. Miller, Mayor)

- y. A Resolution Of The Macon-Bibb County Commission Authorizing A Not To Exceed Price Of \$14,000,000.00 For The Completion Of Renovations To The Bibb County Courthouse, To Be Paid From The 2018 SPLOST Fund – Judicial - Courthouse – Property Line Item And Declaring The Courthouse Project To Be Substantially Complete For Purposes Of Allocating 2018 SPLOST Funds (Sponsored by: Lester M. Miller, Mayor)
- z. An Ordinance Of The Macon-Bibb County Commission Authorizing The Acceptance Of LMIG 2026 Funds In The Amount Of \$2,697,459.99 And Appropriating Funds For The Required 30% Local Match, In The Amount Of \$809,237.97, To Be Paid From The 2018 SPLOST – LMIG Line Item (Sponsored by: Lester M. Miller, Mayor)
- aa. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Big Brothers Big Sisters Of The Heart Of Ga, Inc. Granting A Community Development Block Grant, In The Amount Of \$36,750.00, To Provide Mentoring Services To At-Risk Youth; (Sponsored by: Lester M. Miller, Mayor)
- bb. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Crisis Line & Safe House Of Central Georgia, Inc. Granting A Community Development Block Grant, In The Amount Of \$50,624.00, To Provide Shelter Services To Individuals And Families Involved In Domestic Violence Situations; (Sponsored by: Lester M. Miller, Mayor)
- cc. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Family Counseling Center Of Central Georgia, Inc. Granting A Community Development Block Grant, In The Amount Of \$31,121.00, To Provide Counseling And Therapeutic Programs For Low Income Families Dealing With Complex Issues; (Sponsored by: Lester M. Miller, Mayor)
- dd. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With United Way Of Central Georgia, Inc. Granting Community Development Block Grant Funding, In The Amount Of \$30,200.00, To Provide Transportation Options For Individuals Sheltered At Brookdale Resource Center; (Sponsored by: Lester M. Miller, Mayor)
- ee. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Macon-Bibb County Economic Opportunity Council, Inc. Granting An Emergency Solutions Grant, In The

Amount Of \$39,100.00, To Help Prevent Homelessness; (Sponsored by: Lester M. Miller, Mayor)

- ff. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With First Choice Primary Care, Inc. Granting Community Development Block Grant Funding, In The Amount Of \$66,098.00, To Provide Diagnosis And Treatment For Chronic And Acute Condition (Sponsored by: Lester M. Miller, Mayor)
- gg. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Homefirst Housing Resource Services, Inc. Granting A Community Development Block Grant, In The Amount Of \$45,400.00, To Provide Home Ownership Counseling, Foreclosure Counseling, And Homebuyer Education (Sponsored by: Lester M. Miller, Mayor)
- hh. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With The Mentors Project Of Bibb County, Inc. Granting A Community Development Block Grant, In The Amount Of \$15,000.00, To Provide Assistance To Students And Families In The Mentors Project To Include The Provision Of Rent, Utilities, Gas, And Food Assistance, And Other Necessities (Sponsored by: Lester M. Miller, Mayor)
- ii. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Family Advancement Ministries, Inc. Granting An Emergency Solutions Grant, In The Amount Of \$46,750.00, To Provide Rental Assistance And Utility Assistance To Help Prevent Homelessness; (Sponsored by: Lester M. Miller, Mayor)
- jj. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With The Salvation Army, Inc. Granting An Emergency Solutions Grant, In The Amount Of \$33,942.00, To Provide Emergency Shelter Services; (Sponsored by: Lester M. Miller, Mayor)
- kk. A Resolution Of The Macon-Bibb County Commission To Authorize The Mayor To Execute An Agreement With First Choice Primary Care, Inc. Granting Emergency Solutions Grant Funding, In The Amount Of \$30,000.00, For The Provision Of Case Management Services; (Sponsored by: Lester M. Miller, Mayor)
- ll. An Ordinance Of The Macon-Bibb County Commission Authorizing The Mayor To Accept Federal Highway Administration FY 2023 Safe Streets And Roads For All (SS4A) Planning And Demonstration Grant Funds In The Amount Of \$400,000.00 To Fund The Development Of An Updated

Vision Zero Action Plan; Appropriating Up To \$100,000.00 From Sponsored Programs Funds, To Be Used As The Required Local Match Funds; (Sponsored by: Lester M. Miller, Mayor)

- mm. A Resolution Of The Macon-Bibb County Commission Authorizing The Acceptance And Installation Of A Commemorative Bench In Honor Of America's 250th Anniversary; (Sponsored by: Lester M. Miller, Mayor)
- nn. A Resolution Of The Macon-Bibb County Commission Designating The Code Enforcement Department As A Public Safety Department Of The Macon-Bibb County Government For All Intents And Purposes; (Sponsored by: Lester M. Miller, Mayor)
- oo. An Ordinance Of The Macon-Bibb County Commission To Amend Section 2-12 Of The Macon-Bibb County Code Of Ordinances To Designate The Macon-Bibb County Courthouse Annex At The Macon Mall And The Thomas Jackson Juvenile Justice Center As Permanent Satellite Courthouses Of The Macon-Bibb County Courthouse; (Sponsored by: Lester M. Miller, Mayor)
- pp. Final Recommendation on Committee of the Whole's Alcohol License Denial Recommendation for Lanita Hunt, Owner of 478 Lounge LLC. (Sponsored by: Lester M. Miller, Mayor)
On motion of Commissioner Howell, seconded by Commissioner Bailey and Passed by a vote of 5 to 3 with Mayor Pro Mayor Wynn, Commissioner Hulett, Commissioner Wilder, Commissioner Howell, Commissioner Bailey casting the affirmative votes and Commissioner Bronson, Commissioner Stewart, Commissioner Bryant casting the dissenting vote, the Final Recommendation on Committee of the Whole's Alcohol License Denial Recommendation for Lanita Hunt, Owner of 478 Lounge LLC, the denial was approved.

8. Public Comments on Non Agenda Items

There were no public comments on non agenda items.

9. Executive Session

Consultation with the county attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against Macon-Bibb County or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1); Entering into an option to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(E); and Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. §50-14-3(b)(2);

Mayor Miller stated there was no need for an Executive Session.

Respectfully Submitted

Janice S. Ross
Clerk of the Commission

**MINUTES OF THE
SPECIAL CALLED
MACON-BIBB PRE-COMMISSION MEETING
MEETING March 18, 2026 – 4:00 PM
City Hall
Commission Chamber**

The Special Called Pre-Commission Meeting of the Macon-Bibb County Commission was held on March 18, 2026 at 4:00 PM in the Commission Chamber at City Hall.

COMMISSION MEMBERS PRESENT

Mayor Lester M. Miller
Commissioner Valerie Wynn
Commissioner Paul Bronson
Commissioner Stanley Stewart
Commissioner Joey Hulett
Commissioner Raymond Wilder
Commissioner Bill Howell
Commissioner Donice Bryant
Commissioner Brendalyn Bailey

STAFF PRESENT

Duke Groover, Interim County Attorney
Keith Moffett, County Manager
Julie Moore, Assistant County Manager
Alex Morrison, Dir. Planning & Public Spaces
Janice Ross, Clerk of Commission
Michael McNeill, Chief Asst. Co. Attorney
Sara Davis, Sr. Asst. Co. Attorney
Adrianna Beavers, Asst. Co. Attorney
Anna Kersey-Weckstein, Asst. Co. Attorney
Chris Floore, Chief Communication Officer
Olivia Water, Public Relations Specialist
Edna Adams, Public Relations Specialist
Emily Wilson, Digital Content Specialist
Wanzina Jackson, ECD Manager
Charlotte Woody, ECD Asst. Manager
Spencer Hawkins, EMA Director

GUESTS

Clay Murphey, SPLOST Coordinator
Mayor Robert A. B. Reichert

1. Call to Order

Mayor Lester M. Miller

2. Approval of Minutes

- a. Approval of minutes from the February 17, 2026 Pre-Commission meeting (Sponsored by: Lester M. Miller, Mayor)

On motion of Commissioner Howell, seconded by Commissioner Stewart and carried unanimously, the minutes from the February 17, 2026 Pre-Commission meeting were approved.

3. New Alcohol Beverage License

- a. Broadway Mini Mart located at 4205 Broadway, Macon, GA 31206
After review, legal recommends denial. Code Enforcement performed three separate inspections of the facility and found it to be a vice mart, not having

sufficient fresh food to be qualified as a food mart, at two of the three inspections. (Sponsored by: Lester M. Miller, Mayor)

On motion of Commissioner Bronson, seconded by Commissioner Wilder and carried unanimously, the new alcohol beverage license for Broadway Mini Mart located at 4205 Broadway, Macon, GA 31206 was denied.

After review, legal recommends denial. Code Enforcement performed three separate inspections of the facility and found it to be a vice mart, not having sufficient fresh food to be qualified as a food mart, at two of the three inspections.

- b. Shuster's Candy and Creamery is located at 616 Poplar Street, Macon, GA 31201
Legal recommends approval. (Sponsored by: Lester M. Miller, Mayor)
On motion of Commissioner Howell, seconded by Commissioner Wilder and Passed by a vote of 6 to 1 with Mayor Pro Mayor Wynn, Commissioner Bronson, Commissioner Hulett, Commissioner Wilder, Commissioner Howell, Commissioner Bryant, casting the affirmative votes and Commissioner Stewart casting the dissenting vote, the nw alcohol beverage license for Shuster's Candy and Creamery is located at 616 Poplar Street, Macon, GA 31201 was approved.
Legal recommends approval.
- c. Family Corner located at 4933 Sardis Church Road, Macon, GA 31216
Legal recommends approval (Sponsored by: Lester M. Miller, Mayor)
On motion of Commissioner Howell, seconded by Commissioner Wilder and Passed by a vote of 6 to 1 with Mayor Pro Mayor Wynn, Commissioner Bronson, Commissioner Hulett, Commissioner Wilder, Commissioner Howell, Commissioner Bryant, casting the affirmative votes and Commissioner Stewart casting the dissenting vote, the New Alcohol Beverage License for Family Corner located at 4933 Sardis Church Road, Macon, GA 31216
Legal recommends approval.
- d. Theatre Macon located at 442 Cherry Street, Macon, GA 31201
Legal recommends approval (Sponsored by: Lester M. Miller, Mayor)
On motion of Mayor Pro Mayor Wynn, seconded by Commissioner Bryant and carried unanimously, the New Alcohol Beverage License Theatre Macon located at 442 Cherry Street, Macon, GA 31201 was approved.
Legal recommends approval.
- e. BP Food Mart located at 5594 Houston Road, Macon, GA 31216
Legal recommends approval. (Sponsored by: Lester M. Miller, Mayor)
On motion of Commissioner Howell, seconded by Commissioner Wilder and Passed by a vote of 5 to 2 with Mayor Pro Mayor Wynn, Commissioner Hulett, Commissioner Wilder, Commissioner Howell, Commissioner Bryant, casting the affirmative votes and Commissioner Bronson, Commissioner Stewart casting the dissenting vote, the New Alcohol Beverage License BP Food Mart located at 5594 Houston Road, Macon, GA 31216
Legal recommends approval.
- f. Gangnam Grill located at 575 Mulberry Street Lane, Macon, GA

- Legal recommends approval.* (Sponsored by: Lester M. Miller, Mayor)
On motion of Commissioner Bronson, seconded by Commissioner Bryant and carried unanimously, the new alcohol beverage license for Gangnam Grill located at 575 Mulberry Street Lane, Macon, GA was approved
Legal recommends approval.
- g. Houston Food Mart located at 5642 Houston Road, Macon, GA 31216
Legal recommends approval. (Sponsored by: Lester M. Miller, Mayor)
On motion of Commissioner Howell, seconded by Commissioner Wilder and Passed by a vote of 5 to 2 with Mayor Pro Mayor Wynn, Commissioner Hulett, Commissioner Wilder, Commissioner Howell, Commissioner Bryant, casting the affirmative votes and Commissioner Bronson, Commissioner Stewart casting the dissenting vote, the new alcohol beverage license for Houston Food Mart located at 5642 Houston Road, Macon, GA 31216
Legal recommends approval.
- h. Shurling Pit Stop located at 1904 Shurling Drive, Macon, GA 31211
Legal recommends approval. (Sponsored by: Lester M. Miller, Mayor)
On motion of Commissioner Howell, seconded by Commissioner Wilder and Passed by a vote of 5 to 2 with Mayor Pro Mayor Wynn, Commissioner Hulett, Commissioner Wilder, Commissioner Howell, Commissioner Bryant, casting the affirmative votes and Commissioner Bronson, Commissioner Stewart casting the dissenting vote, the new alcohol beverage license for Shurling Pit Stop located at 1904 Shurling Drive, Macon, GA 31211 was approved.
Legal recommends approval.
- i. BP Mart located at 3843 Bloomfield Road, Macon, Ga 31206
Legal recommends approval. (Sponsored by: Lester M. Miller, Mayor)
On motion of Commissioner Bryant, seconded by Commissioner Wilder and carried unanimously, the new alcohol beverage license for BP Mart located at 3843 Bloomfield Road, Macon, Ga 31206 was approved.
Legal recommends approval.
- j. Walthall located at 3720 Riverside Drive, Macon, Ga 31210
Legal recommends approval (Sponsored by: Lester M. Miller, Mayor)
On motion of Mayor Pro Mayor Wynn, seconded by Commissioner Wilder and carried unanimously, the new alcohol beverage license for Walthall located at 3720 Riverside Drive, Macon, Ga 31210 was approved.
Legal recommends approval.
- k. JReids located at 317 Cotton Avenue, Suite A, Macon, GA 31201
Legal recommends approval (Sponsored by: Lester M. Miller, Mayor)
On motion of Commissioner Bronson, seconded by Mayor Pro Mayor Wynn and carried unanimously, the new alcohol beverage license for JReids located at 317 Cotton Avenue, Suite A, Macon, GA 31201 was approved.
Legal recommends approval.
- l. Pio Nono Food and Fuel LLC d.b.a. Marathon located at 3701 Pio Nono Avenue, Macon, Ga 31206
Legal recommends approval (Sponsored by: Lester M. Miller, Mayor)

On motion of Commissioner Wilder, seconded by Commissioner Howell and Passed by a vote of 5 to 2 with Mayor Pro Mayor Wynn, Commissioner Hulett, Commissioner Wilder, Commissioner Howell, Commissioner Bryant, casting the affirmative votes and Commissioner Bronson, Commissioner Stewart casting the dissenting vote, the new alcohol beverage license for Pio Nono Food and Fuel LLC d.b.a. Marathon located at 3701 Pio Nono Avenue, Macon, Ga 31206 was approved.
Legal recommends approval.

4. Agreements, Contracts and Purchase Orders

- a. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Cana Communications, In The Amount Of \$105,720.00, To Upgrade The Security Systems At The Thomas Jackson Juvenile Justice Center, To Be Paid From The SPLOST 2018 Fund – Judicial – Courthouse – Property Line Item (Sponsored by: Lester M. Miller, Mayor, Paul Bronson, Commissioner)

On motion of Commissioner Bronson, seconded by Commissioner Bryant and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Cana Communications, In The Amount Of \$105,720.00, To Upgrade The Security Systems At The Thomas Jackson Juvenile Justice Center, To Be Paid From The SPLOST 2018 Fund – Judicial – Courthouse – Property Line Item was approved.

- b. A Resolution Of The Macon-Bibb County Commission To Authorize The Mayor To Execute An Independent Contractor Agreement With Professional Paving Services, LLC For Asphalt Paving & Resurfacing Services, In The Amount Of \$1,231,636.36, To Be Paid From The 2025 SPLOST Fund - Roads – Property Line Item (Sponsored by: Lester M. Miller, Mayor)

On motion of Mayor Pro Mayor Wynn, seconded by Commissioner Wilder and carried unanimously, the Resolution Of The Macon-Bibb County Commission To Authorize The Mayor To Execute An Independent Contractor Agreement With Professional Paving Services, LLC For Asphalt Paving & Resurfacing Services, In The Amount Of \$1,231,636.36, To Be Paid From The 2025 SPLOST Fund - Roads – Property Line Item was approved

- c. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With MECO Of Atlanta, Incorporated, For The Purchase Of Fuel Handling And Management Equipment For The Macon-Bibb County Fueling Station, In The Amount Of \$112,418.80, To Be Paid From The Vehicle Maintenance Budget – Vehicle & Equipment Maintenance, Machinery & Equipment Line Item; (Sponsored by: Lester M. Miller, Mayor)

On motion of Commissioner Howell, seconded by Commissioner Wilder and carried unanimously, the Resolution Of The Macon-Bibb County

Commission Authorizing The Mayor To Execute An Agreement With MECO Of Atlanta, Incorporated, For The Purchase Of Fuel Handling And Management Equipment For The Macon-Bibb County Fueling Station, In The Amount Of \$112,418.80, To Be Paid From The Vehicle Maintenance Budget – Vehicle & Equipment Maintenance, Machinery & Equipment Line Item was approved.

- d. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute A Facilities Use Agreement With The American Red Cross To Provide For Usage Of Certain Recreation Facilities As Shelters During A Disaster; (Sponsored by: Lester M. Miller, Mayor, Joey Hulett, Commissioner, Paul Bronson, Commissioner)
On motion of Commissioner Howell, seconded by Mayor Pro Mayor Wynn and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute A Facilities Use Agreement With The American Red Cross To Provide For Usage Of Certain Recreation Facilities As Shelters During A Disaster was approved.
- e. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With NFP Corporate Services (SE), Inc., In An Annual Amount Of \$216,000.00 Plus \$7.50 Per 1095-C Processed, To Provide Employee Benefits Insurance Brokerage And Consulting And ACA Management Services, To Be Paid From The Group Insurance Fund – Self Funded – Insurance-Professional Services Line Item; (Sponsored by: Lester M. Miller, Mayor)
On motion of Mayor Pro Mayor Wynn, seconded by Commissioner Howell and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With NFP Corporate Services (SE), Inc., In An Annual Amount Of \$216,000.00 Plus \$7.50 Per 1095-C Processed, To Provide Employee Benefits Insurance Brokerage And Consulting And ACA Management Services, To Be Paid From The Group Insurance Fund – Self Funded – Insurance-Professional Services Line Item was approved.
- f. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Williams Communications, Inc., For Technical Support, Maintenance, And Security Update Management Of Radio Equipment In The Amount Of \$221,764.89, To Be Paid From The I.T. Budget – Communications – Repairs & Maintenance – Software License & Maintenance Line Item (Sponsored by: Lester M. Miller, Mayor)
On motion of Commissioner Howell, seconded by Commissioner Wilder and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Williams Communications, Inc., For Technical Support, Maintenance, And Security Update Management Of Radio Equipment In The Amount Of \$221,764.89, To Be Paid From The I.T. Budget – Communications – Repairs & Maintenance – Software License & Maintenance Line Item was approved.
- g. A Resolution Of The Macon-Bibb County Commission To Authorize The

Mayor To Execute Independent Contractor Agreements With Eds Holdco, LLC And Acuity International, LLC, For As-Needed Emergency Shelter Operations Services, To Be Paid On A Unit-Cost Basis From The Emergency Management Budget – Contractual Services Line Item (Sponsored by: Lester M. Miller, Mayor, Joey Hulett, Commissioner, Paul Bronson, Commissioner)

On motion of Commissioner Hulett, seconded by Commissioner Bronson and carried unanimously, the Resolution Of The Macon-Bibb County Commission To Authorize The Mayor To Execute Independent Contractor Agreements With Eds Holdco, LLC And Acuity International, LLC, For As-Needed Emergency Shelter Operations Services, To Be Paid On A Unit-Cost Basis From The Emergency Management Budget – Contractual Services Line Item was approved.

- h. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute A Lease Agreement With The Macon Transit Authority For The Lease Of 17,107 Square Feet Of Office Space In The Terminal Station At An Annual Rate Of \$219,311.76, To Be Paid From The Information Technology, Rentals – Land & Building Line Item; (Sponsored by: Lester M. Miller, Mayor)

On motion of Mayor Pro Mayor Wynn, seconded by Commissioner Wilder and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute A Lease Agreement With The Macon Transit Authority For The Lease Of 17,107 Square Feet Of Office Space In The Terminal Station At An Annual Rate Of \$219,311.76, To Be Paid From The Information Technology, Rentals – Land & Building Line Item was approved.

- i. A Resolution Of The Macon-Bibb County Commission Designating And Approving A Public Roadway At Or Near Interstate 16 And Joe Tamplin Boulevard; Approving A Roadway Plan For Purposes Of Future Property Acquisition; Authorizing Coordination With The Macon-Bibb County Industrial Authority; (Sponsored by: Lester M. Miller, Mayor)

On motion of Commissioner Stewart, seconded by Commissioner Bronson and carried unanimously, the Resolution Of The Macon-Bibb County Commission Designating And Approving A Public Roadway At Or Near Interstate 16 And Joe Tamplin Boulevard; Approving A Roadway Plan For Purposes Of Future Property Acquisition; Authorizing Coordination With The Macon-Bibb County Industrial Authority was approved.

- j. A Resolution Of The Macon-Bibb County Commission Agreeing To Participate In The National “Six Remnant Defendants” Opioid Settlement (Sponsored by: Lester M. Miller, Mayor)

On motion of Mayor Pro Mayor Wynn, seconded by Commissioner Wilder and carried unanimously, the Resolution Of The Macon-Bibb County Commission Agreeing To Participate In The National “Six Remnant Defendants” Opioid Settlement was approved.

5. 2018 And 2025 SPLOST

- a. An Ordinance Of The Macon-Bibb County Commission To Authorize Transfers And Appropriations From 2018 SPLOST Revenues And The Interest Earned Thereon As Provided For Herein; (Sponsored by: Lester M. Miller, Mayor)
On motion of Mayor Pro Mayor Wynn, seconded by Commissioner Wilder and carried unanimously, the Ordinance Of The Macon-Bibb County Commission To Authorize Transfers And Appropriations From 2018 SPLOST Revenues And The Interest Earned Thereon As Provided For Herein was approved.
- b. An Ordinance Of The Macon-Bibb County Commission To Authorize Appropriations, In The Amount Of \$31,500,000.00, From 2025 SPLOST Funds To The Jail Expansion And Upgrade Project, The Arena Project, Public Safety Projects, Cultural And Recreation Projects, I.T. Projects, And Debt Service (Sponsored by: Lester M. Miller, Mayor, Joey Hulett, Commissioner)
On motion of Mayor Miller, seconded by Commissioner Hulett and carried unanimously, the Ordinance Of The Macon-Bibb County Commission To Authorize Appropriations, In The Amount Of \$31,500,000.00, From 2025 SPLOST Funds To The Jail Expansion And Upgrade Project, The Arena Project, Public Safety Projects, Cultural And Recreation Projects, I.T. Projects, And Debt Service was approved.

6. Appropriations and Transfers

- a. An Ordinance Of The Macon-Bibb County Commission To Approve A Supplemental Appropriation From General Fund – Fund Balance, In The Amount Of \$35,000.00, To The Board Of Commissioners – Repairs & Maintenance Software Line Item For The Purchase Of DocAccess Software; (Sponsored by: Lester M. Miller, Mayor, Joey Hulett, Commissioner)
On motion of Commissioner Hulett, seconded by Commissioner Howell and carried unanimously, the Ordinance Of The Macon-Bibb County Commission To Approve A Supplemental Appropriation From General Fund – Fund Balance, In The Amount Of \$35,000.00, To The Board Of Commissioners – Repairs & Maintenance Software Line Item For The Purchase Of DocAccess Software was approved.
- b. A Resolution Of The Macon-Bibb County Commission Authorizing A Not To Exceed Price Of \$14,000,000.00 For The Completion Of Renovations To The Bibb County Courthouse, To Be Paid From The 2018 SPLOST Fund – Judicial - Courthouse – Property Line Item And Declaring The Courthouse Project To Be Substantially Complete For Purposes Of Allocating 2018 SPLOST Funds (Sponsored by: Lester M. Miller, Mayor)
On motion of Commissioner Wilder, seconded by Commissioner Bailey and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing A Not To Exceed Price Of \$14,000,000.00 For The

Completion Of Renovations To The Bibb County Courthouse, To Be Paid From The 2018 SPLOST Fund – Judicial - Courthouse – Property Line Item And Declaring The Courthouse Project To Be Substantially Complete For Purposes Of Allocating 2018 SPLOST Funds was approved.

7. Grants

On motion of Commissioner Wilder, seconded by Commissioner Howell and carried unanimously, the Items A through L under the Grants. section were approved.

- a. An Ordinance Of The Macon-Bibb County Commission Authorizing The Acceptance Of LMIG 2026 Funds In The Amount Of \$2,697,459.99 And Appropriating Funds For The Required 30% Local Match, In The Amount Of \$809,237.97, To Be Paid From The 2018 SPLOST – LMIG Line Item (Sponsored by: Lester M. Miller, Mayor)
- b. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Big Brothers Big Sisters Of The Heart Of Ga, Inc. Granting A Community Development Block Grant, In The Amount Of \$36,750.00, To Provide Mentoring Services To At-Risk Youth; (Sponsored by: Lester M. Miller, Mayor, Paul Bronson, Commissioner)
- c. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Crisis Line & Safe House Of Central Georgia, Inc. Granting A Community Development Block Grant, In The Amount Of \$50,624.00, To Provide Shelter Services To Individuals And Families Involved In Domestic Violence Situations; (Sponsored by: Lester M. Miller, Mayor, Joey Hulett, Commissioner, Paul Bronson, Commissioner)
- d. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Family Counseling Center Of Central Georgia, Inc. Granting A Community Development Block Grant, In The Amount Of \$31,121.00, To Provide Counseling And Therapeutic Programs For Low Income Families Dealing With Complex Issues; (Sponsored by: Lester M. Miller, Mayor, Paul Bronson, Commissioner)
- e. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With United Way Of Central Georgia, Inc. Granting Community Development Block Grant Funding, In The Amount Of \$30,200.00, To Provide Transportation Options For Individuals Sheltered At Brookdale Resource Center; (Sponsored by: Lester M. Miller, Mayor, Paul Bronson, Commissioner)
- f. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Macon-Bibb County Economic Opportunity Council, Inc. Granting An Emergency Solutions Grant, In The

Amount Of \$39,100.00, To Help Prevent Homelessness; (Sponsored by: Lester M. Miller, Mayor, Paul Bronson, Commissioner)

- g. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With First Choice Primary Care, Inc. Granting Community Development Block Grant Funding, In The Amount Of \$66,098.00, To Provide Diagnosis And Treatment For Chronic And Acute Condition (Sponsored by: Lester M. Miller, Mayor, Paul Bronson, Commissioner)
- h. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Homefirst Housing Resource Services, Inc. Granting A Community Development Block Grant, In The Amount Of \$45,400.00, To Provide Home Ownership Counseling, Foreclosure Counseling, And Homebuyer Education (Sponsored by: Lester M. Miller, Mayor, Paul Bronson, Commissioner)
- i. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With The Mentors Project Of Bibb County, Inc. Granting A Community Development Block Grant, In The Amount Of \$15,000.00, To Provide Assistance To Students And Families In The Mentors Project To Include The Provision Of Rent, Utilities, Gas, And Food Assistance, And Other Necessities (Sponsored by: Lester M. Miller, Mayor, Paul Bronson, Commissioner)
- j. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Family Advancement Ministries, Inc. Granting An Emergency Solutions Grant, In The Amount Of \$46,750.00, To Provide Rental Assistance And Utility Assistance To Help Prevent Homelessness; (Sponsored by: Lester M. Miller, Mayor)
- k. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With The Salvation Army, Inc. Granting An Emergency Solutions Grant, In The Amount Of \$33,942.00, To Provide Emergency Shelter Services; (Sponsored by: Lester M. Miller, Mayor)
- l. A Resolution Of The Macon-Bibb County Commission To Authorize The Mayor To Execute An Agreement With First Choice Primary Care, Inc. Granting Emergency Solutions Grant Funding, In The Amount Of \$30,000.00, For The Provision Of Case Management Services; (Sponsored by: Lester M. Miller, Mayor)
- m. An Ordinance Of The Macon-Bibb County Commission Authorizing The Mayor To Accept Federal Highway Administration FY 2023 Safe Streets And Roads For All (SS4A) Planning And Demonstration Grant Funds In

The Amount Of \$400,000.00 To Fund The Development Of An Updated Vision Zero Action Plan; Appropriating Up To \$100,000.00 From Sponsored Programs Funds, To Be Used As The Required Local Match Funds; (Sponsored by: Lester M. Miller, Mayor)

On motion of Commissioner Bronson, seconded by Commissioner Bailey and carried unanimously, the Ordinance Of The Macon-Bibb County Commission Authorizing The Mayor To Accept Federal Highway Administration FY 2023 Safe Streets And Roads For All (SS4A) Planning And Demonstration Grant Funds In The Amount Of \$400,000.00 To Fund The Development Of An Updated Vision Zero Action Plan; Appropriating Up To \$100,000.00 From Sponsored Programs Funds, To Be Used As The Required Local Match Funds was approved;

8. Donation of a Park Bench

- a. A Resolution Of The Macon-Bibb County Commission Authorizing The Acceptance And Installation Of A Commemorative Bench In Honor Of America's 250th Anniversary; (Sponsored by: Lester M. Miller, Mayor)
On motion of Mayor Pro Mayor Wynn, seconded by Commissioner Bryant and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Acceptance And Installation Of A Commemorative Bench In Honor Of America's 250th Anniversary was approved.

9. Code Enforcement Designated as Public Safety

- a. A Resolution Of The Macon-Bibb County Commission Designating The Code Enforcement Department As A Public Safety Department Of The Macon-Bibb County Government For All Intents And Purposes; (Sponsored by: Lester M. Miller, Mayor, Joey Hulett, Commissioner, Bill Howell, Commissioner)

On motion of Commissioner Bryant, seconded by Commissioner Stewart to table the Resolution Of The Macon-Bibb County Commission Designating The Code Enforcement Department As A Public Safety Department Of The Macon-Bibb County Government For All Intents And Purposes failed by a vote of 3 to 5 with Commissioner Bronson, Commissioner Stewart, Commissioner Bryant casting the affirmative votes and Mayor Pro Mayor Wynn, Commissioner Hulett, Commissioner Wilder, Commissioner Howell, Commissioner Bailey casting the dissenting vote.

On motion of Commissioner Howell, seconded by Commissioner Wilder and carried by a vote of five to three with Commissioners Wynn, Hulett, Wilder, Howell and Bailey casting the affirmative votes and Commissioners Bronson, Stewart and Bryant casting the dissenting votes the motion to call for the vote passed.

On motion of Commissioner Howell, seconded by Commissioner Hulett and

carried by a vote of five to three with Commissioners Wynn, Hulett, Wilder, Howell and Bailey casting the affirmative votes and Commissioners Bronson, Stewart and Bryant casting the dissenting votes, the Resolution Of The Macon-Bibb County Commission Designating The Code Enforcement Department As A Public Safety Department Of The Macon-Bibb County Government For All Intents And Purposes was approved.

10. Code of Ordinances

- a. An Ordinance Of The Macon-Bibb County Commission To Amend Section 2-12 Of The Macon-Bibb County Code Of Ordinances To Designate The Macon-Bibb County Courthouse Annex At The Macon Mall And The Thomas Jackson Juvenile Justice Center As Permanent Satellite Courthouses Of The Macon-Bibb County Courthouse; (Sponsored by: Lester M. Miller, Mayor)
On motion of Mayor Miller, seconded by Commissioner Wilder and carried unanimously, the Ordinance Of The Macon-Bibb County Commission To Amend Section 2-12 Of The Macon-Bibb County Code Of Ordinances To Designate The Macon-Bibb County Courthouse Annex At The Macon Mall And The Thomas Jackson Juvenile Justice Center As Permanent Satellite Courthouses Of The Macon-Bibb County Courthouse was approved.

11. Executive Session

Consultation with the county attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against Macon-Bibb County or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1); Entering into an option to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(E); and Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(b)(2);

On motion of Mayor Pro Mayor Wynn, seconded by Commissioner Wilder and carried unanimously, the meeting went into Executive Session for the items listed above.

12. Tax Refund Request

- a. A Resolution Of The Macon-Bibb County Commission Considering A Request For Refund Of 2023 And 2024 Ad Valorem Taxes To Flora Mae Ivey Pursuant To O.C.G.A. § 48-5-380 (Sponsored by: Lester M. Miller, Mayor)
On motion of Commissioner Howell, seconded by Mayor Pro Mayor Wynn and carried unanimously, the Resolution Of The Macon-Bibb County Commission Considering A Request For Refund Of 2023 And 2024 Ad Valorem Taxes To Flora Mae Ivey Pursuant To O.C.G.A. § 48-5-380 was

denied.

13. Old Business

- a. Final Recommendation on Committee of the Whole's Alcohol License Denial Recommendation for Lanita Hunt, Owner of 478 Lounge LLC. (Sponsored by: Lester M. Miller, Mayor)

On motion of Commissioner Stewart, seconded by Commissioner Bryant and by a vote of 3 to 5 with Commissioner Bronson, Commissioner Stewart, Commissioner Bryant casting the affirmative votes and Mayor Pro Mayor Wynn, Commissioner Hulett, Commissioner Wilder, Commissioner Howell, Commissioner Bailey casting the dissenting vote, the approval of a New Alcohol Beverage License For Lanita Hunt, Owner of 478 Lounge LLC was denied.

On motion of Commissioner Howell, seconded by Commissioner Wynn and carried by a vote of five to three with Commissioners Wynn, Hulett, Wilder, Howell and Bailey casting the affirmative votes and Commissioners Bronson, Stewart and Bryant casting the dissenting votes the denial of a new alcohol beverage license for Lanita Hunt, Ownere of 478 Lounge LLC was approved.

Respectfully Submitted:

Janice S. Ross
Clerk of the Commission



LEGISLATIVE SPONSORS

- | | |
|---|---|
| <input checked="" type="checkbox"/> MAYOR LESTER M. MILLER | <input type="checkbox"/> MAYOR PRO TEMPORE VALERIE WYNN |
| <input type="checkbox"/> COMMISSIONER PAUL BRONSON | <input type="checkbox"/> COMMISSIONER STANLEY B. STEWART |
| <input type="checkbox"/> COMMISSIONER JOEY HULETT | <input type="checkbox"/> |
| <input type="checkbox"/> COMMISSIONER RAYMOND WILDER | <input type="checkbox"/> COMMISSIONER BILL HOWELL |
| <input type="checkbox"/> COMMISSIONER DONICE BRYANT-CATO | <input type="checkbox"/> COMMISSIONER BRENDA LYN BAILEY |
-

A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION AUTHORIZING THE ACCEPTANCE OF A DISCRETIONARY GRANT FROM THE PEYTON ANDERSON FOUNDATION IN THE AMOUNT OF \$25,000.00, WITH NO LOCAL MATCH, TO BE USED BY THE BIBB COUNTY SHERIFF’S OFFICE TO IMPLEMENT A COMMUNITY PROGRAM FOR EMOTIONAL WELLNESS AND CONFLICT MANAGEMENT; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Bibb County Sheriff’s Office has been awarded a discretionary grant from the Peyton Anderson Foundation in the amount of \$25,000.00, with no local match required; and

WHEREAS, the Bibb County Sheriff’s Office will utilize the grant funds to implement the Providing Resources and Opportunities for Progress program (“PROP”); and

WHEREAS, the PROP program will provide participants within the community, of all ages, with education and practical tools to manage anger effectively and improve communication and conflict resolution skills; and

WHEREAS, a copy of the grant award notice and program description has been attached hereto as Exhibit A for review and reference purposes, and is incorporated herein by reference; and

WHEREAS, the Macon-Bibb County Commission desires to accept these funds on behalf the Bibb County Sheriff’s Office for the aforementioned purpose; and

WHEREAS, the Macon-Bibb County Commission finds that this Resolution is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT RESOLVED by the Macon-Bibb County Commission, and it is hereby so resolved by the authority of the same, that the Macon-Bibb County Commission does hereby authorize the acceptance of a discretionary grant from the Peyton Anderson Foundation in the amount of TWENTY-FIVE THOUSAND DOLLARS AND 00/100 CENTS (\$25,000.00) with no local match, with said funds to be utilized by the Bibb County Sheriff's Office to implement the PROP program to provide the community with education and practical tools to manage anger effectively and improve communication and conflict resolution skills.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission grants the Mayor the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Resolution after the adoption hereof, the Macon-Bibb County Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

BE IT FURTHER RESOLVED that except as specifically provided herein, any and all resolutions or parts of resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

BE IT FURTHER RESOLVED that in the event that this Resolution or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of ordinance by the Macon-Bibb County Commission, it is the intent of this Commission that this Resolution or such portion thereof shall be considered to have been adopted as an ordinance of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Resolution calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Resolution satisfy such requirement, and that this Resolution be construed accordingly. To the extent that this Resolution is construed by any appropriate authority as being substantively an act of ordinance and not an act of resolution, then

this Resolution shall operate further to repeal all prior ordinances or parts of ordinances in conflict herewith.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

APPROVED AND ADOPTED this _____ day of _____, 2026.

By: _____
LESTER M. MILLER, Mayor

(SEAL)

Attest: _____
JANICE S. ROSS, Clerk of the Commission

*Q:\RES MACON-BIBB\2026 Miller Accepting Peyton Anderson Foundation Grant to Bibb County Sheriff's Office
\$25,000 3-6-2026.docx*

EXHIBIT A

THE
PEYTON
ANDERSON
FOUNDATION

March 4, 2026

Sheriff David Davis
Bibb County Sheriff's Office
PO Box 930
Macon GA 31202

Dear Sheriff Davis:

The Board of Trustees of the Peyton Anderson Foundation is pleased to inform you a discretionary grant of \$25,000 has been awarded to Bibb County Sheriff's Office for the Prop Program. No gifts or benefits may be received in connection with this grant.

The Peyton Anderson Foundation serves as a lasting memorial to a man whose goodwill lives on long after his death in 1988. Peyton T. Anderson, Jr., owner in the 1950s and 60s of the Macon Telegraph and the Macon News, was a highly successful businessman, family man, veteran, civic leader, and philanthropist. In his will, Peyton Anderson assigned the bulk of his estate for charitable purposes to benefit his hometown and region of Macon and Central Georgia. He maintained that the people of Macon, Bibb County and Central Georgia had been good to him and he in turn wished to be good to them. For more information about Peyton Anderson's legacy, the Foundation, and the grant application process, please visit PeytonAnderson.org.

Our Board of Trustees is pleased to support your work in our community, and we hope you will keep us informed of your progress.

Best regards,



Karen J. Lambert

President

577 MULBERRY STREET SUITE 830 MACON, GEORGIA 31201

PeytonAnderson.org | Office 478-743-5359 Fax 478-742-5201 PeytonAndersonScholars.org | Office 478-314-0948



March 3, 2026

Proposal For Community Program

The Bibb County Sheriff's Office will be offering its PROP (Providing Resources and Opportunities for Progress) program in 2026.

The structure of the program is 2 sessions per seminar and a total of 3 seminars. The first session for each seminar will address Anger Management and the "Power to Pause." The second session will address Conflict Resolution and the "Power to Resolve". These sessions are designed to be independent but complimentary. There will be one week between the two sessions and 2-3 months between each of the 3 seminars. Our goal is to serve 180 people by having 30 people per session.

The goals of the sessions are:

- Provide participants with education and practical tools to manage anger effectively.
- Improve communication and conflict resolution skills.
- Promote accountability and emotional awareness.
- Strengthening family and interpersonal relationships.
- Support community stability and violence prevention efforts.
- Encourage long-term behavioral and emotional growth.

The program is designed to serve all ages within Bibb County who may benefit from emotional wellness and conflict management skill development. Participants may include individuals referred from community partners, social service agencies, or self-registration.

We at the Sheriff's Office are passionate about this program and its ability to make a difference in our community. The program is designed to help both individuals and families. There are no age restrictions because we believe a child is never too young to benefit from the skills we will teach and an adult is never too old to learn more effective coping skills. The problems we are seeing in our community are not defined by age or gender, therefore we have designed this program to be beneficial to everyone.

The estimated cost for 3 seminars (6 sessions) is:

• Hospitality (Includes refreshments and dinner):	\$11,360
• Promotional and Instructional Supplies	6,990
• Instructor Cost	<u>7,500</u>
Total	<u>\$25,850</u>



LEGISLATIVE SPONSORS

- | | |
|---|---|
| <input checked="" type="checkbox"/> MAYOR LESTER M. MILLER | <input type="checkbox"/> MAYOR PRO TEMPORE VALERIE WYNN |
| <input type="checkbox"/> COMMISSIONER PAUL BRONSON | <input type="checkbox"/> COMMISSIONER STANLEY B. STEWART |
| <input type="checkbox"/> COMMISSIONER JOEY HULETT | <input type="checkbox"/> |
| <input type="checkbox"/> COMMISSIONER RAYMOND WILDER | <input type="checkbox"/> COMMISSIONER BILL HOWELL |
| <input type="checkbox"/> COMMISSIONER DONICE BRYANT-CATO | <input type="checkbox"/> COMMISSIONER BRENDA LYN BAILEY |
-

A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION REQUESTING THE MACON-BIBB COUNTY BOARD OF ELECTIONS ISSUE A CALL FOR A SPECIAL ELECTION TO BE HELD ON MAY 19, 2026, TO FILL THE BALANCE OF THE UNEXPIRED TERM OF OFFICE FOR THE VACANT DISTRICT 2 SEAT ON THE MACON WATER AUTHORITY BOARD; TO SET THE QUALIFYING FEES THEREFOR; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, on or about March 6, 2026, Desmond Brown, the District 2 representative on the Macon Water Authority Board qualified to run for the position of Board Chairman; and

WHEREAS, pursuant to Article II, Section 2, Paragraph V of the Georgia Constitution, the office of any state, county, or municipal elected official shall be declared vacant upon such elected official qualifying, in a general primary or general election, or special primary or special election, for another state, county or municipal elective office or qualifying for the House of Representatives or the Senate of the United States if the term of office for which such official is qualifying for begins more than thirty (30) days prior to the expiration of such official’s present term of office; and

WHEREAS, a special election is needed to fill the unexpired term of office left by Mr. Brown’s vacancy; and

WHEREAS, Gary Bechtel, Chair of the Macon Water Authority, has contacted the Board of Elections and copied the Macon-Bibb County Attorney's Office, with an email, attached hereto at Exhibit A, and incorporated herein by reference, stating that the charter of the Macon Water Authority requires that this vacant seat be filled at the next general election, and requesting that the Macon-Bibb County Commission and Board of Elections take those steps necessary to conduct a special election be held at the next general election, being the May 19, 2026, non-partisan general election; and

WHEREAS, the Macon-Bibb County Commission requests that the Board of Elections hold such special election on May 19, 2026; and

WHEREAS, O.C.G.A. § 21-2-131(a)(1)(A) provides that, “The governing authority of any county or municipality, . . . at least 35 days prior to the special primary or election in the case of a special primary or special election, shall fix and publish a qualifying fee for each county or municipal office to be filled in the upcoming primary or election. Except as otherwise provided in subparagraph (B) of this paragraph, such fee shall be 3 percent of the total gross salary of the office paid in the preceding calendar year including all supplements authorized by law if a salaried office.”; and

WHEREAS, the annual salary for District 2 representative on the Macon Water Authority is \$13,200.00, as shown in Exhibit B, attached hereto and incorporated herein by reference; and

WHEREAS, O.C.G.A. § 21-2-540(c)(1)(B) provides that the next available date on which a special election may be held is the date of the general non-partisan elections and general primary, being May 19, 2026; and

WHEREAS, O.C.G.A. § 21-2-132(d)(3) provides that, “Each candidate for a county office, or his or her agent, desiring to have his or her name placed on the election ballot shall file notice of his or her candidacy in the office of the superintendent of his or her county . . . no later than 25 days prior to the election in the case of a special election”; and

WHEREAS, O.C.G.A. § 21-2-540(b) provides, “The period during which candidates may qualify to run in a special primary or a special election shall remain open for a minimum of two and one-half days.”; and

WHEREAS, Blake Evans, Director of the Elections Division of the Georgia Secretary of State’s Office, has advised that, in order to comply with federal requirements under the Uniformed and Overseas Citizens Absentee Voting Act, the ballots for the May 19, 2026, election must be received by close of business Monday, March 30, 2026; and

WHEREAS, the Macon-Bibb County Commission desires for the qualifying period for this special election to run from the opening of business on Thursday, March 26, 2026, through noon on Monday, March 30, 2026; and

WHEREAS, the last day for citizens to register to vote in the May 19, 2026, general primary election is April 20, 2026; and

WHEREAS, the Macon-Bibb County Commission finds that this resolution is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT RESOLVED by the Macon-Bibb County Commission, and it is hereby so resolved by the authority of the same, that the Macon-Bibb County Board of Elections, as election superintendent, is requested to issue the call for a special election to be held on May 19, 2026, in a form substantially similar to that attached hereto at Exhibit C, and incorporated herein by reference, to fill the balance of the unexpired term of office for the vacant District 2 seat on the Macon Water Authority board, in accordance with the request of the Macon Water Authority as shown in Exhibit A, attached hereto and incorporated herein by reference, with such call to be issued at the earliest possible opportunity.

BE IT FURTHER RESOLVED that the following qualifying fees shall be established and fixed for the following offices for the 2026 upcoming special election:

ELECTED OFFICE	ANNUAL BASE MINIMUM SALARY	3% QUALIFYING FEE
Macon Water Authority District 2	\$13,200.00	\$396.00

BE IT FURTHER RESOLVED that the Macon-Bibb County Board of Elections, pursuant to O.C.G.A. § 21-2-131(a)(1)(A), shall publish such qualifying fees in the county’s legal organ of record not later than April 1, 2026, along with the call for this election; and the Macon-Bibb County Board of Elections shall make such information available to the general public.

BE IT FURTHER RESOLVED that the qualifying period for this special election shall run from the opening of business on Thursday, March 26, 2026, through noon on Monday, March 30, 2026.

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded by the Clerk of Commission to the Macon-Bibb County Board of Elections and to the Elections Supervisor for Macon-Bibb County.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be

considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission grants the Mayor and Elections Supervisor the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Resolution after the adoption hereof, the Macon-Bibb County Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

BE IT FURTHER RESOLVED that except as specifically provided herein, any and all resolutions or parts of resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

BE IT FURTHER RESOLVED that in the event that this Resolution or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of ordinance by the Macon-Bibb County Commission, it is the intent of this Commission that this Resolution or such portion thereof shall be considered to have been adopted as an ordinance of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Resolution calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Resolution satisfy such requirement, and that this Resolution be construed accordingly. To the extent that this Resolution is construed by any appropriate authority as being substantively an act of ordinance and not an act of resolution, then this Resolution shall operate further to repeal all prior ordinances or parts of ordinances in conflict herewith.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

[Signatures on the following page.]

APPROVED AND ADOPTED this _____ day of _____, 2026.

By: _____
LESTER M. MILLER, Mayor

(SEAL) Attest: _____
JANICE S. ROSS, Clerk of Commission

Q:\RES MACON-BIBB\Miller 2026 Calling for Special Election and Setting Qualifying Fees for Macon Water Authority District 2 3-24-26.docx

EXHIBIT A

From: [Gary Bechtel](#)
To: william@nolandmartinlaw.com; [Gillon, Thomas](#); [McNeill, Michael](#); [Duke R. Groover](#); [Dwight Jones](#); [Howell, Bill](#); [Frank Patterson](#); [Wynn, Valerie](#); [Elaine H. Lucas](#); [Jay Strickland](#)
Subject: Notice to Macon Bibb Board of Elections
Date: Friday, March 20, 2026 9:46:40 AM

[EXTERNAL EMAIL SENDER]

Be suspicious of external email and never provide your authentication details.

If you suspect this email to be suspicious, please forward this email to SOC@maconbibb.us.

William, Thomas,

On behalf of the Macon Water Authority, please accept this as my formal notice and request for an election to be called on May 19th to fill the vacant District 2 seat on our board. Under Section 2(f) of the Macon Water Authority charter (1992 Ga. Laws 4991, 4996), "Should any vacancy occur among the elective members of the authority with respect to a term having more than 120 days to run, the remaining members of the authority shall forthwith notify the judge of the probate court who shall appoint a qualified person to serve until the next general election, at which time a successor shall be elected for the unexpired term." Because the current District 2 term has more than 120 days remaining, I respectfully request that the Macon-Bibb County Commission call a special election to fill this vacancy on May 19th, 2026, which is the date of the next general election, being the general non-partisan election.

Thank you for your attention to this matter.

Gary Bechtel,

Chairman

EXHIBIT B

From: [Ron Shipman](#)
To: [Gillon, Thomas](#)
Cc: [McNeill, Michael](#); [Ross, Janice](#); [Jay Strickland](#); [GBPersonal](#)
Subject: Re: MWA Board member salaries
Date: Monday, January 5, 2026 11:07:06 AM
Attachments: [Outlook-u0ppegil.png](#)
[Outlook-vrh0fngj.png](#)

[EXTERNAL EMAIL SENDER]

Be **suspicious** of external email and never provide your authentication details.

If you suspect this email to be **suspicious**, please forward this email to SOC@maconbibb.us.

Tom,

As requested, please see below:

The annual salaries of the following MWA Board Members are listed below:

MWA Chairman Gary Bechtel (Countywide) \$18,600.00
MWA Board Member Elaine H. Lucas (District 1) \$13,200.00
MWA Board Member Frank Patterson (District 4) \$13,200.00

This aligns with what was published in for the 2024 elections for Districts 2 & 3.

Thanks,
Ron



Ron Shipman
President & Executive Director

Email: rshipman@maconwater.org
Ofc: (478) 464-5622
Cell: (478) 973-3628

790 2nd Street, Macon, GA 31201
maconwater.org

From: Gillon, Thomas <TGillon@maconbibb.us>
Sent: Friday, January 2, 2026 8:14 AM
To: Ron Shipman <rshipman@maconwater.org>
Cc: McNeill, Michael <MMcNeill@maconbibb.us>; Ross, Janice <JRoss@maconbibb.us>
Subject: MWA Board member salaries

This email originated from inside Macon-Bibb County Government. Do **NOT** click on links or open attachments unless you recognize the sender and know the content is safe.

Message sent internally from: tgillon@maconbibb.us

Ron:

Could you confirm the salaries for the board members and Chair?

Thanks,
Tom

Thomas Gillon
Elections Supervisor
Macon-Bibb County Board of Elections
478-310-4355
Tgillon@maconbibb.us

EXHIBIT C

GEORGIA, MACON-BIBB COUNTY

CALL FOR NON-PARTISAN SPECIAL ELECTION FOR DISTRICT 2 SEAT – MACON
WATER AUTHORITY

In pursuant to Notice is hereby given that, in accordance with O.C.G.A. §21-2-540(c)(1)(B), a Non-Partisan Special Election will be held in Macon-Bibb County, Georgia, on Tuesday, May 19, 2026, to elect a representative to fill the unexpired term of Desmond Brown for Macon Water Authority District 2. *This seat is vacant due to resignation.*

Only Voters that reside in the **Macon Water Authority District 2** will have this office listed on their ballot:

- **East Macon 3** – Thompson Complex
- **Godfrey 1** – Dr. Robert J. Williams Center
- **Godfrey 3** – Beulahland Bible Church
- **Godfrey 5** – Bloomfield-Gilead Recreation Center
- **Hazzard 1** – Covenant Life Cathedral
- **Vineville 1** – Professional Learning Center
- **Vineville 2** – Vineville United Methodist Church
- **Vineville 3** – Glorious Hope Baptist Church
- **Vineville 4** – Greater Bellevue Baptist Church
- **Vineville 5** – Northminster Presbyterian Church
- **Vineville 6** – Lutheran Church of the Redeemer

Candidate qualifying for the non-partisan special election will be held by the Elections Superintendent at the Macon-Bibb County Board of Elections main office located at 3661 Eisenhower Parkway, Suite MB101, Macon, Georgia 31206, beginning at 8:30 A.M. on Thursday, March 26, 2026, and ending at 12:00 noon on Monday, March 30, 2026. A qualifying fee of \$396 must be paid as required by law under O.C.G.A. §21-2-131(a)(1)(A).

All persons who are not registered to vote and who desire to vote in the Non-Partisan Special Election may register to vote by the deadline of April 20, 2026. Polls will be open from 7:00 a.m. until 7:00 p.m. on Election Day. Information concerning requests for absentee ballot applications can be found on Georgia Secretary of State website: <http://www.mvp.sos.ga.gov> or contact Macon-Bibb County Board of Elections office at 478-621-6622.

Robert Abbott, Chair
Macon-Bibb County Board of Elections

To be published March 25, 2026.



LEGISLATIVE SPONSORS

- | | |
|---|---|
| <input checked="" type="checkbox"/> MAYOR LESTER M. MILLER | <input type="checkbox"/> MAYOR PRO TEMPORE VALERIE WYNN |
| <input type="checkbox"/> COMMISSIONER PAUL BRONSON | <input type="checkbox"/> COMMISSIONER STANLEY B. STEWART |
| <input type="checkbox"/> COMMISSIONER JOEY HULETT | <input type="checkbox"/> |
| <input type="checkbox"/> COMMISSIONER RAYMOND WILDER | <input type="checkbox"/> COMMISSIONER BILL HOWELL |
| <input type="checkbox"/> COMMISSIONER DONICE BRYANT-CATO | <input type="checkbox"/> COMMISSIONER BRENDA LYN BAILEY |
-

A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION CONSIDERING A REQUEST FOR REFUND OF 2023 AND 2024 AD VALOREM TAXES TO FLORA MAE IVEY PURSUANT TO O.C.G.A. § 48-5-380; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Macon-Bibb County Commission, (“Commission”) has received a request for a refund of 2023 and 2024 ad valorem property taxes pursuant to O.C.G.A. § 48-5-380, from Flora Mae Ivey, (the “Requestor”), as owner of that parcel of land known as Parcel No. F009-0022, more commonly known as 8167 Eisenhower Parkway, Macon, Georgia (the “Property”); and

WHEREAS, a copy of the letter requesting the refund is attached hereto at Exhibit A, and incorporated herein by reference; and

WHEREAS, the Requestor admits that she has not yet fully paid her 2024 ad valorem property taxes on the Property, but she has made a partial payment of \$4,000.00 towards the cost of the tax bill, with an outstanding balance remaining of \$9,999.04; and

WHEREAS, the Requestors did not request a conference or hearing with the Commission, and so has waived their right to an in-person hearing under O.C.G.A. § 48-5-380(b); and

WHEREAS, O.C.G.A. § 48-5-380(a) expressly limits the refund procedure to taxes and fees “(1) Which are determined to have been erroneously or illegally assessed and collected from the taxpayers under the laws of this state or under the resolutions or ordinances of any county or municipality; or (2) Which are determined to have been voluntarily or involuntarily overpaid by the taxpayers.”; and

WHEREAS, as to her 2024 property taxes, the combined county and school millage rate for tax year 2024, less the sales tax rollback, was 24.574 mills, such that, even if all \$4000.00 of

her prior payment was credited to taxes owed, and not to the accrued penalties and interest, that would only support a refund claim under O.C.G.A. § 48-5-380 if the asserted property value were less than \$406,934.15; and

WHEREAS, as to her 2024 property taxes, the Requestor first asserted in Exhibit A that the correct market value was \$828,165.00, but has revised her claim to assert a value of \$605,000.00, and the Requestor has not paid any ad valorem taxes on that property sufficient to attach jurisdiction to this Commission to consider a refund based on a valuation at any level in excess of that valuation that would be supported by the portion of the \$4,000.00 previously paid that were credited towards the taxes owed, as opposed to accrued penalties, interest, and fees; and

WHEREAS, because the Requestor has not already paid the taxes at issue as to her 2024 tax year request, no refund is due as a matter of law; and

WHEREAS, as to her 2023 property taxes, the Requestor first asserted in Exhibit A that the correct market value was \$828,135.00, but has since revised her claim to assert that the correct market value is \$562,940.00, being the halfway point between the unchallenged 2022 valuation of \$520,881.00, and the documentation Requestor has provided, attached hereto at Exhibit B, and incorporated herein by reference, purporting to show that the 2024 value of the property was \$605,000.00; and

WHEREAS, the Requestor has fully paid her 2023 property taxes, and so this request for a refund is properly before the Commission to consider; and

WHEREAS, the tax assessor's office asserts that the 2023 valuation of \$1,103,157.00 is fair and accurate based on the following reasons:

1. The cost tables used to assess properties, and which are updated every three years, were updated between the 2022 and 2023 assessment periods, and the increase reflects those updates;
2. The taxpayer did not challenge the 2023 valuation at the time it was made;
3. The parcel was under contract for a sale price of \$1,200,000.00 in 2024, with an excerpt of that contract appearing in Requestor's documents at Exhibit B, though it appears that the sale did not actually occur; and
4. The valuation documentation provided by the Requestor, and attached hereto at Exhibit B, is not a certified appraisal, does not identify the name or licensed appraiser number of its creator, and none of the property comparators used in that document are located

in Macon at all, with the closest being in Fort Valley, and the remaining comparator properties being over 45 miles away in other markets;
; and

WHEREAS, a copy of the property’s QPublic report, detailing the assessment history for the property, is attached hereto at Exhibit C, and incorporated herein by reference; and

WHEREAS, if the Commission accepts the Requestor’s proposed 2023 valuation of \$828,135.00, then the 40% assessed value would be \$331,254.00, times the net combined 2023 county and school millage rate of 25.397, for a total tax due of \$8,412.86, to be applied to her previous payment of \$15,757.96, for a refund due of \$7,345.10; and

WHEREAS, if the Commission accepts the Requestor’s proposed 2023 valuation of \$562,940.00, then the 40% assessed value would be \$225,176.00, times the net combined 2023 county and school millage rate of 25.397, for a total tax due of \$5,718.79, to be applied to her previous payment of \$15,757.96, for a refund due of \$10,039.17; and

WHEREAS, the Macon-Bibb County Commission finds that this Resolution is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT RESOLVED by the Macon-Bibb County Commission, and it is hereby so resolved by the authority of the same that Macon-Bibb County takes the following actions on the request submitted:

1. The request for refund as to the 2024 ad valorem taxes for 8167 Eisenhower Parkway is denied based on the failure to pay the taxes as billed, such that there are no funds for which a refund could be considered; and
2. The request for refund as to the 2023 ad valorem taxes for 8167 Eisenhower Parkway, having been duly considered, is hereby: (select one)

GRANTED, and a refund shall be given based on a corrected valuation of _____; or

DENIED

BE IT FURTHER RESOLVED the Macon-Bibb County Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be

considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this resolution or in the exhibits hereto after the adoption hereof, the Macon-Bibb County commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this resolution.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission grants the Mayor the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

BE IT FURTHER RESOLVED that except as specifically provided herein, any and all ordinances or resolutions or parts of ordinances or resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

APPROVED AND ADOPTED this ____ day of _____, 2026.

By: _____
LESTER M. MILLER, Mayor

(SEAL) Attest: _____
JANICE S. ROSS, Clerk of Commission

*Q:\RES MACON-BIBB\2026 Miller Considering Tax Refund Request Of Flora Ivey For 8167 Eisenhower Parkway
3-11-26.Docx*

EXHIBIT A



November 3, 2025

Macon-Bibb County Board of Tax Assessors

Attn: Bo Parrott
688 Walnut Street
Suite 200
Macon, GA 31201

**RE: Flora Ivey – Property Tax Assessment Reduction and Refund Request
Property Address: 8167 Eisenhower Pkwy – Tax Years: 2023, 2024, & 2025**

Dear Members of the Macon-Bibb County Board of Tax Assessors,

I am writing the follow up letter to the letter sent to your office on September 17, 2025 explaining the basis for the reduction in property taxes for Ms. Flora Ivey’s (“Client” or “Ms. Ivey”) property located at property located at 8167 Eisenhower Pkwy, Lizella, Georgia 31052.

This letter formally requests a correction of the 2024 property tax assessment for the property located at 8167 Eisenhower Pkwy, based on the settlement of Ms. Ivey’s appeal of the 2025 property tax valuation. In turn, a correction is necessary to address the 2024 Property Tax Assessment that was erroneously issued against my Client’s property. Below you will find the grounds for the correction based on Georgia law and the accompanying calculation of the correct property tax assessments.

In addition, this letter is a formal request for refund of the difference between the 2023 property tax assessment and the 2025 property tax assessment, which is also based on the settlement reached between my Client and the Board for the 2025 Property Tax Assessment.

Basis for Assessment Correction of the 2023 and 2024 Property Tax Assessment

Ms. Ivey’s 2024 Property tax assessment should be corrected to reflect the 2025 assessment because the assessment was found to be erroneous. The 2025 property tax appeal resulted in a reduction of the assessed value from the previous assessment methodology to \$828,135. This corrected valuation demonstrates that the 2024 assessment of \$1,103,157 was erroneous and based on an incorrect valuation approach. The substantial difference between these assessments—a

reduction of \$275,022—clearly indicates that the same valuation error that affected the 2025 assessment also impacted the 2024 assessment. The same logic must also be applied to Ms. Ivey’s 2023 property tax assessment. Below is a comparison of the calculations.

Property Tax Calculation Comparison

The following calculations illustrate the discrepancy between the tax years and support our request for correction of the 2024 property tax assessment and a refund for the overpayment of the 2023 property tax assessment:

A. 2023 Property Taxes

- Assessed Value: \$1,103,157
- Taxable Value: \$441,263 (40% of assessed value)
- Total Tax: \$15,757.96
- **Corrected Property Tax Assessment:**
 - Assessed Value: \$828,135
 - Taxable Value: \$331,254
 - Total Tax: \$8,423.45
- Overpayment Amount: **\$7,334.51**

B. 2024 Property Taxes:

- Assessed Value: \$1,103,157.
- Taxable Value: \$441,263 (40% of assessed value).
- Total Tax: \$10,843.59.
- **Corrected Property Tax Assessment**
 - Assessed Value: \$828,135
 - Taxable Value: \$331,254
 - Total Tax: \$8,140.23 less \$7,334.51.
- Outstanding Balance: **\$805.72**

C. 2025 Property Taxes:

- Assessed Value: \$828,135.
- Taxable Value: \$331,254 (40% of assessed value).
- Total Tax: \$8,140.23.

The correct 2025 valuation methodology was not applied to the 2023 and 2024 tax year. If it had been, Ms. Ivey would owe significantly less property taxes for 2023 and 2024. In turn, the 2024 property tax assessment should be adjusted to reflect the 2025 property tax assessment. Moreover Ms. Ivey should be refunded the difference between her 2025 and 2023 property tax assessment which amounts to **\$7,334.51** (\$15,757.96 - \$8,423.45). In turn, Ms. Ivey’s outstanding balance should be the 2025 Property tax assessment plus the remaining balance after deducting her refund amount from the new 2024 property tax assessment balance. The calculation is provided below as follows

A. 2024 Property Tax Total

- $\$8,140.23 - \$7,334.51(2023\text{ overpayment}) = \mathbf{\$805.72}$

B. 2025 Property Tax Total

- \$8,140.23 + \$805.72 (remaining 2024 balance) = **\$8,945.95.**

Legal Entitlement to Refund Under Georgia Law

Under O.C.G.A. § 48-5-380(a)(1)-(2), taxpayers are entitled to seek refunds for taxes that were erroneously or illegally assessed and collected. This statute provides a clear mechanism for taxpayers to recover overpaid taxes when a property's fair market value is reduced on appeal, allowing for refunds of the difference between taxes paid and taxes owed based on the corrected valuation.

The successful 2025 appeal demonstrates that the valuation methodology used for 2023 and 2024 was incorrect, making Ms. Ivey entitled to a refund for the 2023 and 2024 tax years under this statutory provision. Since she has not paid the 2024 assessment amount yet, the amount should be corrected and reduced to reflect the assessment value derived from this year's settlement value. Since she has paid the 2023 assessment, she should be refunded the difference between the corrected assessment value and the amount she paid.

Request for Reduction of 2025 Property Tax Assessment

Based on the foregoing, my client respectfully requests that the Macon-Bibb County Tax Assessors Office: (1) correct the 2024 property tax assessment for 8167 Eisenhower Pkwy to reflect the corrected valuation methodology established in the 2025 appeal, (2) recalculate the 2024 and 2023 property taxes based on the corrected assessment, and (3) issue a new 2024 assessment based on the corrected valuation, (4) refund Ms. Ivey for the overpayment of her 2023 property tax assessment and (5) provide written confirmation of receipt of this correspondence.

Request for Confirmation of Receipt of Request

Please confirm receipt of this correspondence. We are prepared to provide any additional documentation or information that may be required to process this request.

Thank you for your prompt attention to this matter. I look forward to your response and to working with your office to resolve this assessment discrepancy.

Sincerely,

THE BROCK LAW GROUP, P.C.

Christopher Brock

Christopher Brock
5701 Mableton Pkwy S.W.
Suite 101
Mableton, GA 30126
770-726-3798

cc: Flora Ivey

EXHIBIT B

REAL ESTATE VALUATION FORM
Full Internal Valuation



8167 Eisenhower Pkwy, Lizella, GA 31052

The subject property is an 8,206 sqft Assisted Living facility that sits on a 4.57 acre-lot. It was last purchased for \$500,000 on 6/26/2007. It is currently being actively listed for \$1.2m and has been on the market for 916 days as per Costar. The multiple portions of the property have been built over different period spans. The condition of the property appears to be in average condition as per the latest inspection report. The property is zoned as agriculture and county classification for the property is commercial. It is located on the outskirts of a town on the main highway. As per the commercial purchase and sale agreement offer dated 06/18/2024, the borrower has signed a purchase and sale agreement to acquire the property from the current owner Flora Ivey, for \$1,200,000 and paid an earnest deposit of \$2,500. A construction budget has been provided by the borrower in which he plans to do further construction to the property with a provided estimated budget of \$948,538. Owner estimates value to be \$1,200,000 which came from his/her opinion of "market sales" in the area.

The typical home value of homes in 31052 is \$253,660. This value is seasonally adjusted and only includes the middle price tier of homes. 31052 home values have gone up 5.5% over the past year.

Market Analysis:

Average marketing time in the area is 21 months. We have taken average marketing time as 18 months subjectively, which reflects that in a liquidation event, this property can sell for \$550,000 within an 18-month period.



Five comparable listings were utilized in developing the sales approach. All comps have been determined to be similar in terms of location, size, and market appeal. Standard adjustments for differences in location, condition, site size, construction type etc were applied. We have five comps within a 64.68 miles radius for assisted living properties and four comps within a 3.03 miles radius for land comparables which are located in adjacent sub-markets. All comps are adjusted upon building size, acreage, parking ratio, frontage etc. Location adjustments are aligned more towards demographics and closeness to major cities, and less towards traffic count. We have weighed all comps excluding comp 3 & 5 as they could have primarily single-family residential uses despite being currently being used as assisted living facilities. We have made land adjustments by taking 25% contributory value of the picked \$/acre which comes out to be \$1,750. This is taken in such a way since the contributory value of land is very minimal.

We have reconciled to an "as is" value of \$605,000 placing all weight on the Sales Approach.

Property Detail Report

8167 Eisenhower Pkwy, Lizella, GA 31052-3219

APN: F009-0022 01

Bibb County Data as of: 09/12/2024

Owner Information

Owner Name:	Ivey Flora Mae	Occupancy:	Owner Occupied
Vesting:			
Mailing Address:	8167 Eisenhower Pkwy, Lizella, GA 31052-3219		

Location Information

Legal Description:	Virgil Duncan Est	County:	Bibb, GA
APN:	F009-0022 01	Alternate APN:	12074
Munic / Twnshp:	Unincorporated Area	Census Tract / Block:	013606 / 1012
Subdivision:	Virgil Duncan Estate	Twnshp-Rng-Sec:	
Neighborhood:		Tract #:	
Elementary School:	Skyview Elementary...	School District:	Bibb County School District
Latitude:	32.80782	Middle School:	Rutland Middle Sch...
		High School:	Rutland High Schoo...
		Longitude:	-83.81849

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	Price:	Transfer Doc #:
Buyer Name:	Seller Name:	Deed Type:

Last Market Sale

Sale / Rec Date:	Sale Price / Type:	Deed Type:
Multi / Split Sale:	Price / Sq. Ft.:	New Construction:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	1st Mtg Doc #:
2nd Mtg Amt / Type:	2nd Mtg Rate / Type:	Sale Doc #:
Seller Name:		Title Company:
Lender:		

Prior Sale Information

Sale / Rec Date:	Sale Price / Type:	Prior Deed Type:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	Prior Sale Doc #:
Prior Lender:		

Property Characteristics

Gross Living Area:	8,206 Sq. Ft.	Total Rooms:	0	Year Built / Eff:	1870 / 1950
Living Area:	8,206 Sq. Ft.	Bedrooms:		Stories:	1
Total Adj. Area:		Baths (F / H):		Parking Type:	Attached Brick
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	478 Sq. Ft.
Style:		Cooling:		Porch Type:	Open Porch
Foundation:		Heating:		Patio Type:	Wood Deck
Quality:		Exterior Wall:	Aluminum/Vinyl	Roof Type:	
Condition:		Construction Type:	Frame	Roof Material:	

Site Information

Land Use:	Nursing Home	Lot Area:	199,069 Sq. Ft.	Zoning:	A
State Use:		Lot Width / Depth:		# of Buildings:	4
County Use:	G121 - Hospitals-Nursing Home-Av	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	4.57	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	13021C0115G	Flood Map Date:	06/07/2017
Community Name:	Macon-Bibb County	Flood Panel #:	0115G	Inside SFHA:	False

Tax Information

Assessed Year:	2023	Assessed Value:	\$441,263	Market Total Value:	\$1,103,157
Tax Year:	2023	Land Value:	\$126,761	Market Land Value:	\$316,902
Tax Area:	11	Improvement Value:	\$314,502	Market Imprv Value:	\$786,255
Property Tax:	\$13,070.65	Improved %:	71.27%	Market Imprv %:	71.27%
Exemption:		Delinquent Year:			

Summary

Parcel Number F009-0022
 Location Address 8167 EISENHOWER PKWY
 Legal Description VIRGIL DUNCAN EST
(Note: Not to be used on legal documents)
 Class C4-Commercial
(Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning A
 Tax District MACON-BIBB (District 11)
 Millage Rate 33
 Acres 4.57
 Neighborhood Comm-Healthcare/Medical (GM0009)
 Homestead Exemption No (S0)
 Landlot/District 171./3

[View Map](#)
Owner

IVEY FLORA MAE
 8167 EISENHOWER PKWY
 LIZELLA, GA 31052-3219

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Thomaston Eisenhower	Acres	199,069	0	0	4.57	0

Commercial Improvement Information

Description Hospitals-Nursing Home-AV
 Value \$88,078
 Actual Year Built 1870
 Effective Year Built 1950
 Square Feet 2224
 Wall Height 13
 Wall Frames
 Exterior Wall
 Roof Cover



Bibb County, GA
 688 Walnut Street Ste 200
 Macon, GA 31201
[Macon-Bibb County Home](#)

Chief Appraiser
[Andrea Crutchfield](#)
 (478)-200-5550

Board Chair
 Jean Hagood

Residential Property Manager
[Kema Bishop](#)

Deputy Chief Appraiser
[Jody Claborn](#)

Deeds/Ownership
[Jennifer Mitchell](#)

Announcements

[Search Personal Property Record Cards HERE](#)

[How to use the Beacon site - view Demo Videos](#)

Commercial Improvement Information

Description Hospitals-Nursing Home-AV
 Value \$88,078
 Actual Year Built 1870
 Effective Year Built 1950
 Square Feet 2224
 Wall Height 13
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Description Hospitals-Nursing Home-AV
 Value \$591,263
 Actual Year Built 1997
 Effective Year Built
 Square Feet 5282
 Wall Height 13
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

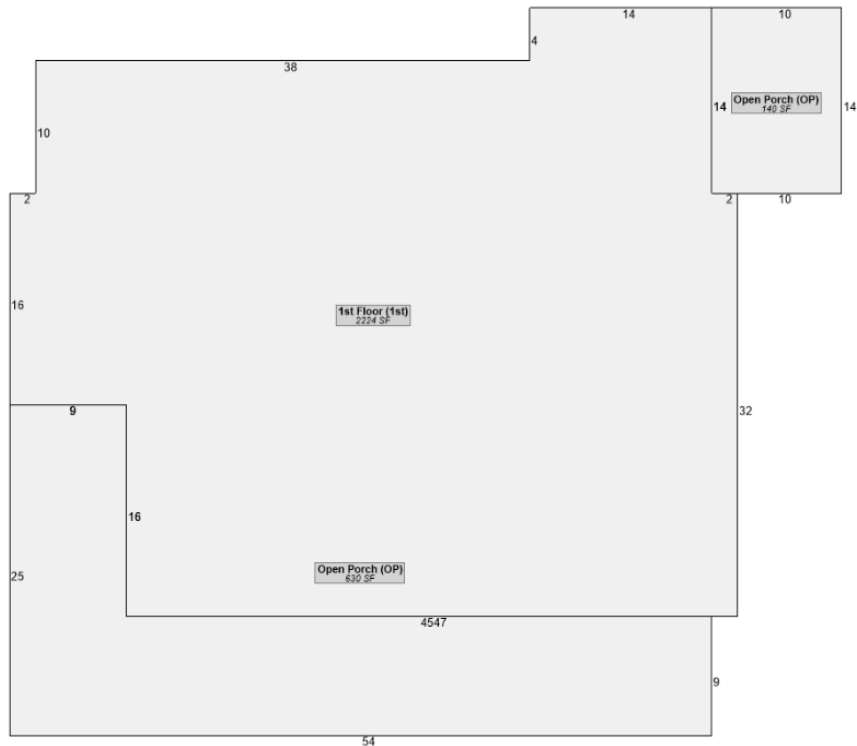
Description	Hospitals-Nursing Home-AV
Value	\$99,937
Actual Year Built	1999
Effective Year Built	
Square Feet	700
Wall Height	10
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1

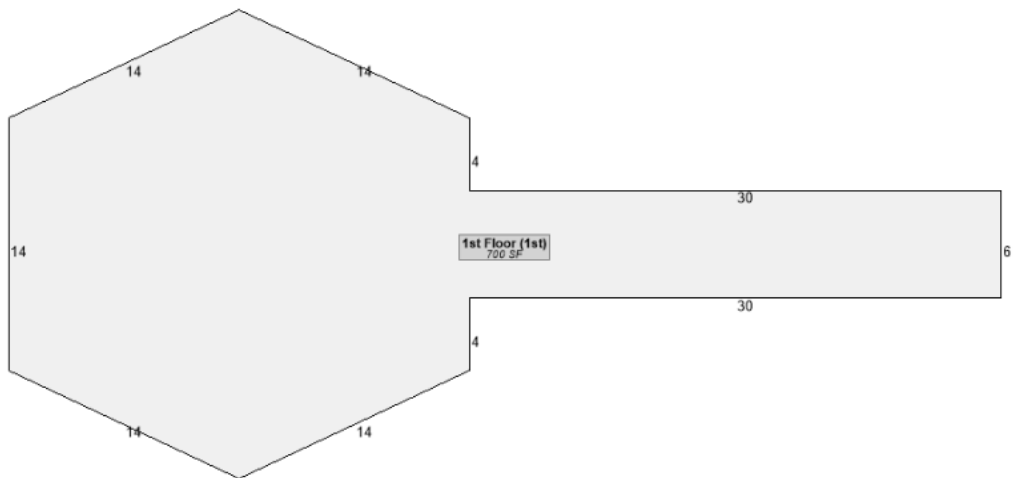
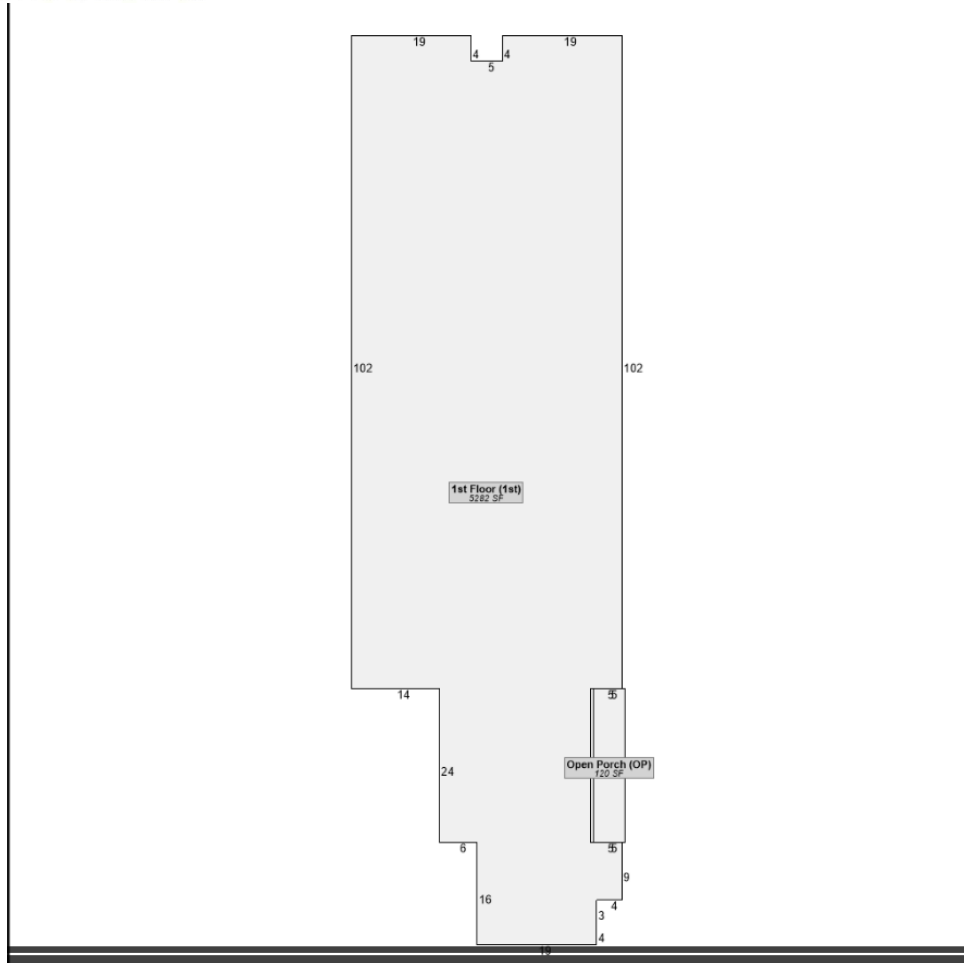
▢ Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Comm. Paving-Asphalt	1998	0x0 / 3000	0	\$3,540
Storage Building	1970	20x28 / 0	0	\$3,437

▢ Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/26/2007	0754500119	63 82	\$500,000	Fair Market - Improved	BRANCH BANKING AND TRUST COMPANY	IVEY FLORA MAE
9/5/2006	0720600175		\$450,270	Un-qualified		





Authentication ID: 867003CB-0720-FF11-8FD1-000036782ED0
 Authorization ID: 738B674C-A934-EF11-B188-000036782ED0

COMMERCIAL PURCHASE AND SALE AGREEMENT

 Offer Date: 6/18/2024


2023 Printing

A. KEY TERMS AND CONDITIONS

1. **Purchase and Sale.** The undersigned buyer(s) ("Buyer") agree to buy and the undersigned seller(s) ("Seller") agree to sell the real property described below including all fixtures, improvements and landscaping therein ("Property") on the terms and conditions set forth in this Agreement.

a. **Property Identification:** Address: 8167 Eisenhower Parkway
 City Lizella, County Bibb, Georgia, Zip Code 31052
 MLS Number: 0000000000 Tax Parcel I.D. Number: _____

b. **Legal Description:** The legal description of the Property is attached as Exhibit A hereto.

2. **Purchase Price of Property to be Paid by Buyer.** \$ 1200000

3. **Closing Costs.** Seller's Contribution at Closing: \$ 0

4. **Closing and Possession Date.** See Special Stipulations

5. **Closing Law Firm.** Martin Snow LLP Attorneys at Law
 Phone Number: 478-749-1747

6. **Holder of Earnest Money/Escrow Agent.** Martin Snow LLP Attorneys at Law

7. **Earnest Money.**
 a. Earnest Money shall be paid by check cash or wire transfer of immediately available funds as follows:
 i. \$ _____ as of the Offer Date.
 ii. \$ 2500 within 21 days from the Binding Agreement Date.
 iii. _____
 b. Disputes regarding Earnest Money shall be resolved by a reasonable interpretation by Holder OR arbitration.

8. **Due Diligence Period.** Property is being sold subject to a Due Diligence Period of 30 days from the Binding Agreement Date. Seller shall deliver Due Diligence Materials to Buyer within 5 days from Binding Agreement Date.

9. **Title Examination.** Buyer shall have 45 days from the Binding Agreement Date in which to furnish written title objections to Seller ("Title Examination Period").

10. **Existing Brokerage Commissions or Management Obligations.** If there are any brokerage commissions or management obligations due in connection with any leases or other agreements pertaining to the Property, then the existing brokerage commissions or management obligations will be paid by Seller at Closing, OR Buyer will assume existing lease commissions and/or management obligations.

11. **Assignment.** Buyer may OR may not assign this Agreement in accordance with the terms of this Agreement.

12. **Brokerage Relationships in this Transaction.**
 a. Buyer's Broker is NA and is:
 (1) representing Buyer as a client.
 (2) working with Buyer as a customer.
 (3) acting as a dual agent representing Buyer and Seller.
 (4) acting as a designated agent where: _____
 has been assigned to exclusively represent Buyer.
 b. Seller's Broker is EXP Commercial and is:
 (1) representing Seller as a client.
 (2) working with Seller as a customer.
 (3) acting as a dual agent representing Buyer and Seller.
 (4) acting as a designated agent where: _____
 has been assigned to exclusively represent Seller.
 c. **Material Relationship Disclosure:** The material relationships required to be disclosed by either Broker are as follows:
None

13. **Time Limit of Offer.** The Offer set forth herein expires at 5 o'clock p.m. on the date 6/14/2024

 Buyer(s) Initials RE Seller(s) Initials AS
THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Jeff Daniels IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.



Estimated Construction Budget by Merchant

ITEMS	BUDGET	SCOPE OF WORK (Be specific in scope, type of materials, manufacturer, etc)
PERMITTING	\$5,000.00	
DEMO		
FOUNDATION	\$128,000.00	
DRIVEWAYS/WALKS	\$50,000.00	This would also include concrete patios if applicable
ROOF	\$24,960.00	
SOFFIT/FASCIA	\$64,000.00	
FRAMING	\$80,000.00	
INSULATION	\$20,000.00	
SIDING/GUTTERS	\$80,000.00	
WINDOWS	\$160,000.00	
DOORS (INTERIOR)	\$2,659.20	
DOORS (EXTERIOR)	\$10,219.48	
INTERIOR TRIM	\$10,500.00	Crown molding?
ELECTRICAL	\$24,000.00	Please be detailed in scope re: lighting upgrades, service upgrades, change out of switches/outlets, etc
PLUMBING	\$36,000.00	Please be detailed in scope re: fixture change outs, water line/stack line replacements, etc
HVAC	\$48,000.00	Please include the brand of equipment and sizing for all new systems being installed.
DRYWALL	\$20,000.00	
CABINETY	\$30,000.00	Include vanities in this budget if applicable. Also, please indicate cabinet style, color and manufacturer
COUNTERS	\$30,000.00	What kind of surface? What color/pattern? What type of bathroom vanity tops if new?
WOOD FLOORING	\$0.00	Installed where and type of floor (oak, maple, etc)
CARPET	\$0.00	Installed where, color and type of carpet (frieze, standard, etc)
CERAMIC TILE	\$0.00	Installed where, color, size
INTERIOR PAINT	\$22,000.00	
EXTERIOR PAINT	\$0.00	
LANDSCAPING	\$10,000.00	
DECKS	\$0.00	
TERMITE	\$2,000.00	
GARAGES	\$0.00	
HARDWARE	\$30,000.00	
APPLIANCES	\$50,000.00	
FINAL CLEANUP	\$1,200.00	
OTHER/MISC	\$5,000.00	
TOTALS:	\$948,538.68	

BORROWER INFO

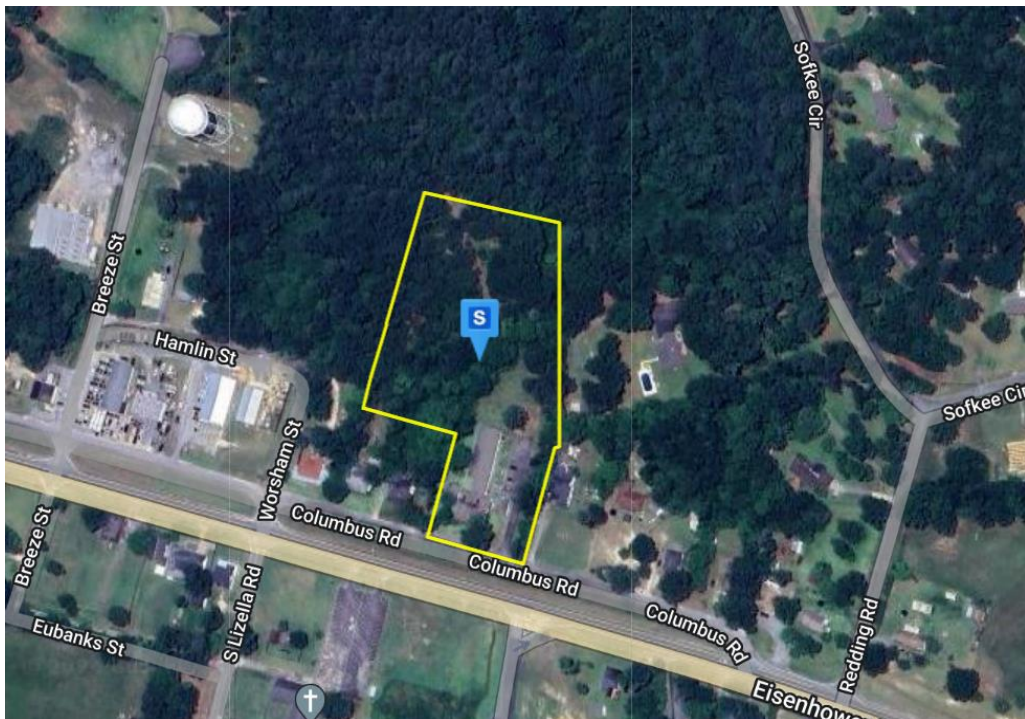
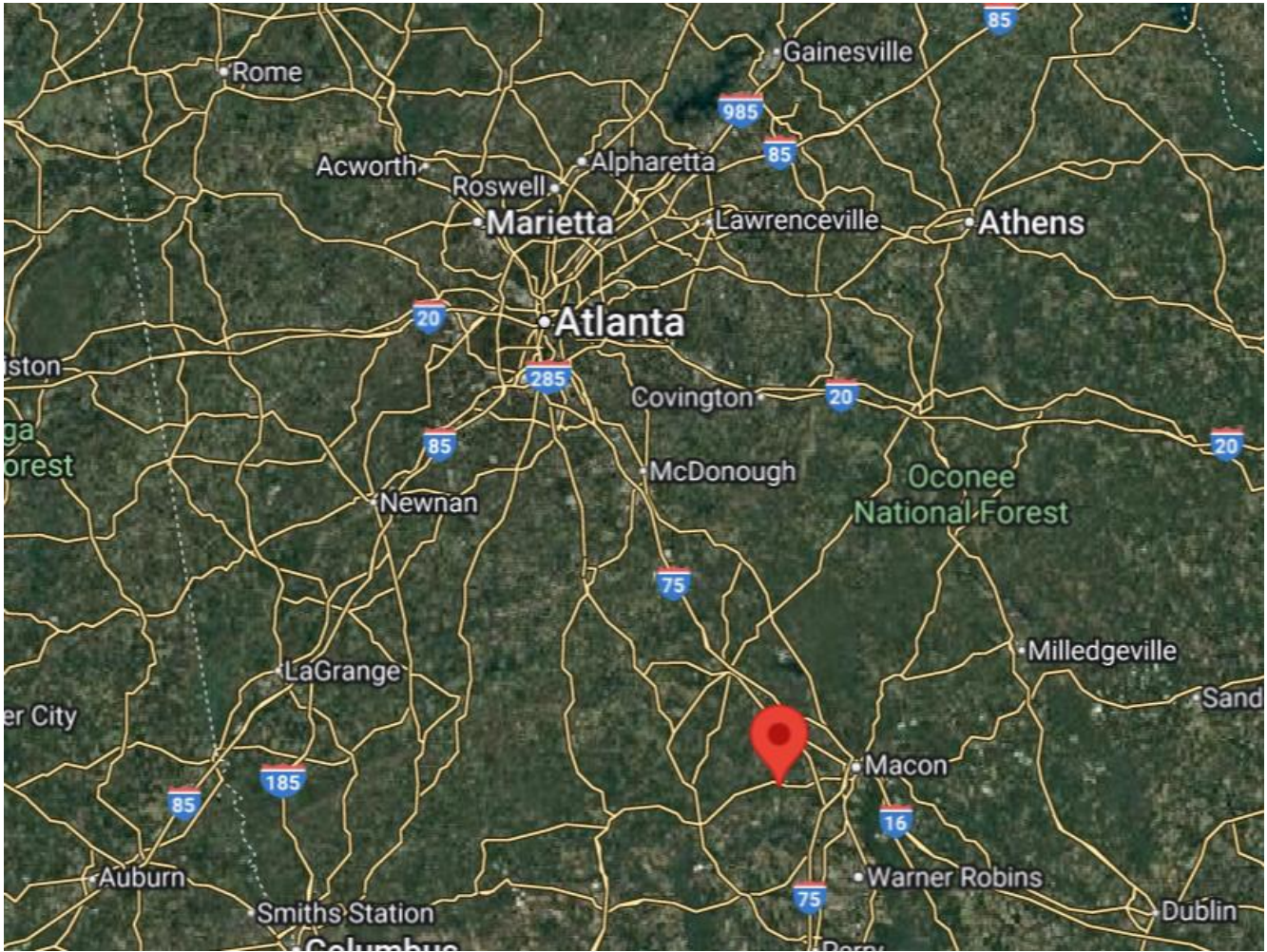
NAME:	
SUBJECT PROPERTY ADDRESS:	8167 Eisenhower Pkwy, Lizella, GA, 31052
EMAIL:	amiahealthcare@gmail.com
PHONE:	9124126091
CONTRACTOR:	2 contractors are currently being considered for construction.

Golden Pond
Income Statement

Revenue	2022	2023	
Sales revenue	200,400	607,300	Proforma
(Less sales returns and allowances)			
Service revenue			
Interest revenue			
Other revenue			
Total Revenues	200,400	607,300	
Expenses			
Power	8,004	8,004	
Gas Scana	3,600	3,600	
Commissions			
Telephone	816	816	
Internet	576	576	
Employee benefits			
Furniture and equipment			
Insurance GI and Workers Comp	8,247	8,247	
Interest expense	36,864	36,864	
Maintenance and repairs			
Office supplies			
Property Taxes	7,917	7,917	
Rent			
Research and development			
Salaries and wages		150,000	3 employees
Software			
Travel			
Utilities			
Web hosting and domains			
Other			
Total Expenses	66,024	216,024	
Net Income Before Taxes	134,376	391,276	
Income tax expense	14,936	9,920	
Income from Continuing Operations	119,440	381,356	
Below-the-Line Items			
Income from discontinued operations			
Effect of accounting changes			
Extraordinary items			
Net Income	119,440	381,356	

Notes: The center is approved for 22 patients. The waiver by state is \$2300 month per patient private pay market is \$2500 per patient

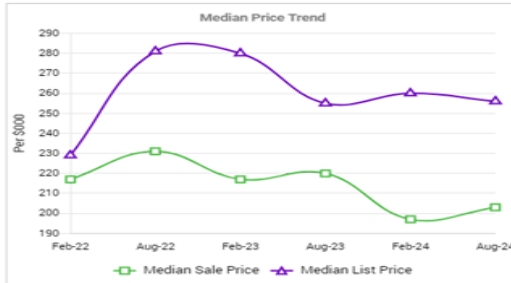
Debt service is annually based on owners current mortgage payment



Market Trends - Lizella, GA (31052)
Last 30 Days

There is not enough trend data available to calculate months of supply for the last 30 days.

New Listings
67% ↑
5 Listings

Closed Sales
100% ↓
0 Sales

6 Month Sales Trend

These sales statistics provide a snapshot of sales trends for Lizella, GA (31052). In the last 6 months there were 49 homes sold and the average sale price was \$185K. This 22% increase in sales suggests that there is a relative increase in the available supply in the market.

Homes Sold
49
22% ↑

Avg. Sold \$
\$185K
6% ↓

Avg. Sold \$ / Sq. Ft.
\$114
3% ↓

Avg. Age
33
11% ↓

6 Month Listing Trend

These listing statistics provide a snapshot of listing trends for Lizella, GA (31052). In the last 6 months there were 99 homes listed for sale and the average list price was \$277K. The average days on market for listings increased to 57 days from the previous period, which indicates a weakening market relative to the prior period.

Homes for Sale
99
48% ↑

Avg. List \$
\$277K
23% ↓

Avg. List \$ / Sq. Ft.
\$132
5% ↓

Avg. DOM
57
4% ↑

Subject vs Recently Sold Properties

Demographics

31052 Zip Code (GA) Detailed Profile

Estimated zip code population in 2022: 9,120

Zip code population in 2010: 8,652

Zip code population in 2000: 6,872

Estimated median house/condo value in 2022: \$235,598

31052: \$235,598

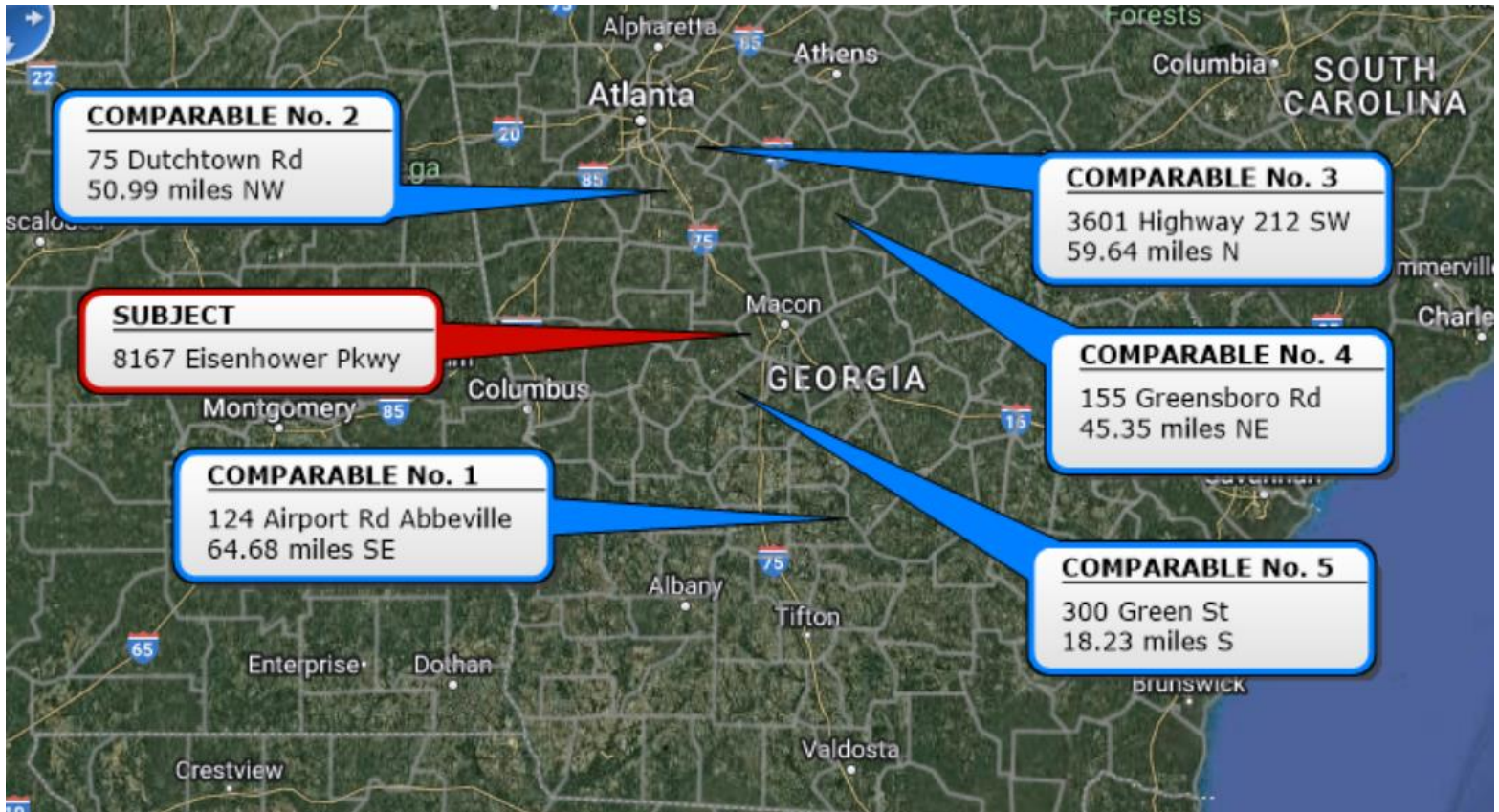
Georgia: \$297,400

Estimated median household income in 2022:

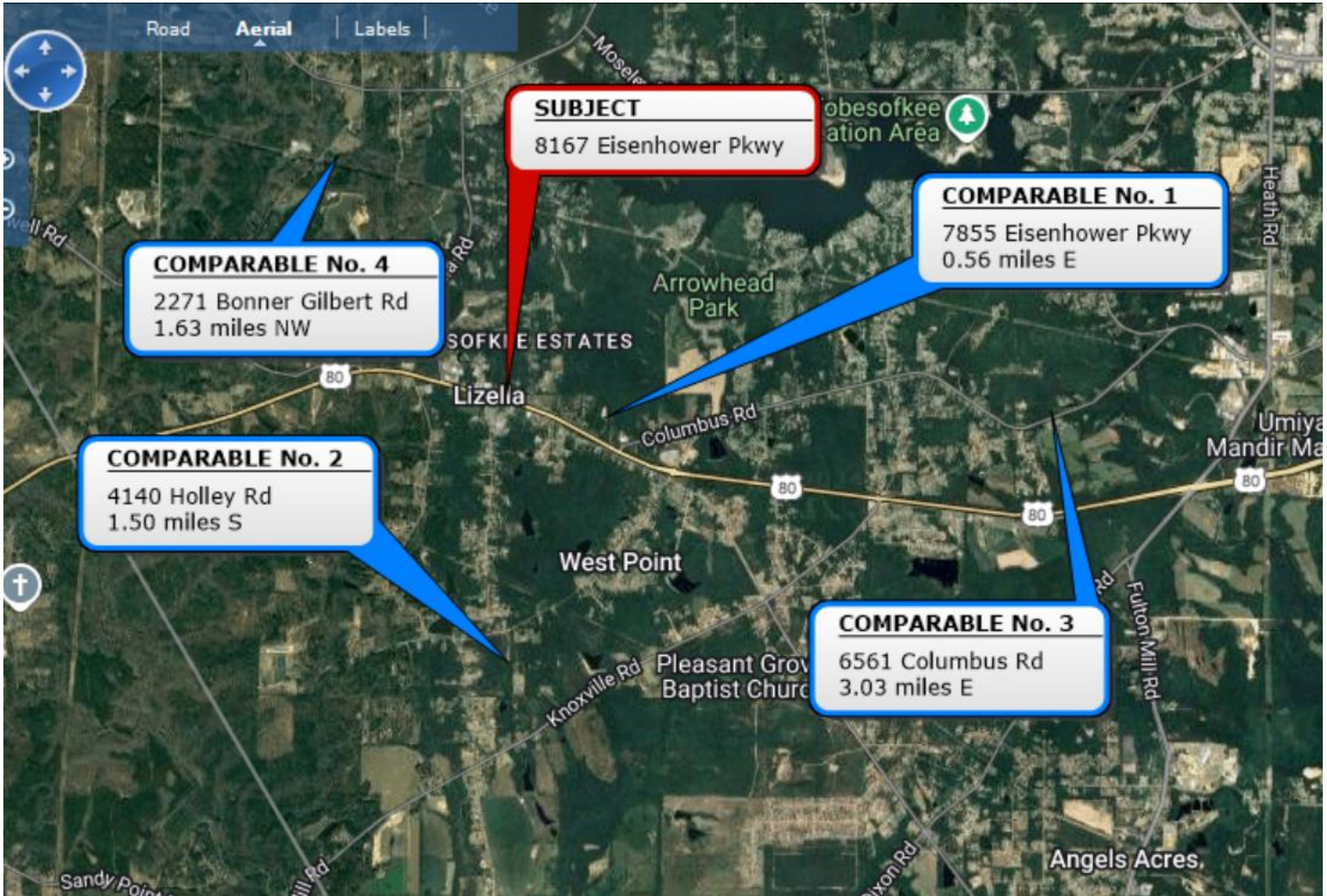
This zip code: \$78,098

Georgia: \$72,837

Subject and Comps						
	Subject	ICR Comp 1	ICR Comp 2	ICR Comp 3	ICR Comp 4	ICR Comp 5
Address	8167 Eisenhower Pkwy, Lizella, GA 31052 APN: F009-0022	124 Airport Rd Abbeville, GA 31001 APN: 071 070, 071 069	75 Dutchtown Rd Hampton, GA 30228	3601 Highway 212 SW Conyers, GA 30094	155 Greensboro Rd Eatonton, GA 31024	300 Green St, Fort Valley, GA 31030-3888
Link(s) to Property	https://www.loopnet.com/Listing/8167-Eisenhower-Pky-Lizella-GA/26321440/	https://www.loopnet.com/Listing/124-Airport-Rd-Abbeville-GA/26225515/	https://www.loopnet.com/Listing/75-Dutchtown-Rd-Hampton-GA/4884893/	https://www.zillow.com/homedetails/3601-Highway-212-SW-Conyers-GA-30094/211923041_zpid/	https://commercial.finding.com/691/155-Greensboro-Rd-Eatonton-GA.html	300 Green St, Fort Valley, GA 31030-3888
County Link	https://qpublic.schneidercorp.com/Application.aspx?AppID=702&LayerID=11410&PageTypeID=4&P	https://qpublic.schneidercorp.com/Application.aspx?AppID=939&	https://qpublic.schneidercorp.com/Application.aspx?AppID=1035	https://qpublic.schneidercorp.com/Application.aspx?AppID=	https://qpublic.schneidercorp.com/Application.aspx?AppID=761	https://qpublic.schneidercorp.com/Application.aspx?AppID=783
Sale Price (SP)	\$ 500,000	\$650,000	\$1,400,000	\$730,000	\$695,000	\$425,000
List Price	\$ 1,200,000	N/A	N/A	N/A	\$695,000	N/A
Sale Date	6/26/2007	1/19/2024	10/4/2022	5/14/2021	3/26/2021	2/8/2022
Property Type (# Units)	(22) (Specialty Property - Assisted Living)	(22) (Specialty Property - Assisted Living)	(22) (Specialty Property - Assisted Living)	(22) (Specialty Property - Assisted Living)	(22) (Specialty Property - Assisted Living)	(22) (Specialty Property - Assisted Living)
No of beds	24	17	44	8	12	N/A
No of Bedrooms	N/A	N/A	8	8	N/A	N/A
No of Baths	N/A	16	7	6.5	9	N/A
Construction Type	Frame-Aluminium/Vinyl	Concrete Block	Steel	Wood	Wood	Wood
Construction/Effective Year	2224 sqft: 1870/1950 5282 sqft: 1997 700 sqft: 1999	2008 / 2010	2010	1984	2012	1921 / 2005
sqft	8,206	8,250	14,992	5,901	8,912	3,091
sqft difference	24	44	6,786	-2,305	706	-5,115
acreage	4.57	29.31	7.06	22.63	3.93	0.27
acreage difference		24.74	2.49	18.06	-0.64	-4.3
acreage difference (\$)		\$ 43,295	\$ 4,358	\$ 31,605	\$ (1,120)	\$ (7,525)
Zoning	A	R-C (Recreation Conservation District)	RA (Residential-Agricultural)	AR (Residential-Agricultural)	C-2	R-2
Distance from Subject (Mi)		64.68 miles	50.99 miles	59.64 miles	45.35 miles	18.23 miles
DOM; Price Cut(s)	On market for 916 Days	N/A	N/A	N/A	904 Days	N/A
Amenities	N/A	Pond	N/A	Pool, Pond, Garage	N/A	N/A
Condition	Average	Average	Good exterior	Good+	Average+ exterior Average+ interior	Average
Notes	On outskirts of an urban town, on main	Incomplete info on county since further access is restricted. On outskirts of a rural	Urban location just outside Atlanta city	Renovated post 2018 as per old county pic and available listing pics	On main rd-rural area	In sub-urban area
SP/Sq. Ft.	\$ 61	\$ 79	\$ 93	\$ 124	\$ 78	\$ 137
Demographics & Other						
Est. Rent/Sq. Ft.	N/A	N/A	N/A	N/A	N/A	N/A
Est. Vacancy Rate	N/A	N/A	N/A	N/A	N/A	N/A
Population (1 Mi)	483	1,993	2,693	1,494 (3 miles)	315	1,834 (0.6 miles)
Median Household Income (1 Mi)	\$94,999	\$28,472	\$95,433	\$76,115 (3 miles)	\$39,582	\$34,597 (0.6 miles)
Median Home Value	\$235,598	\$87,684	\$279,138	\$288,450	\$228,825	\$142,109
Traffic Count	5,876	1,375	4,697	13200 (as per GDOT)	9,690	930 (as per GDOT)
(See Property type factors)						
(See Property type factors)						
Adjustments						
Building size			↑ 12.50%	↓ -6.50%	↑ 2.00%	↓ -25.00%
Acreage		↓ -6.66%	↓ -0.31%	↓ -4.33%	↑ 0.16%	↑ 1.77%
Location		↑ 8.50%	↓ -5.00%	↓ -6.50%		
Condition		↓ -1.50%	↓ -15.00%	↓ -15.00%	↓ -5.00%	
Construction Type		↓ -3.00%		↑ 3.50%	↑ 2.50%	↑ 2.50%
Construction/Effective Year		↓ -6.50%	↓ -5.00%		↓ -6.50%	↓ -3.50%
Amenities		↓ -3.50%		↓ -6.00%		
Zoning					↓ -5.00%	
No of beds		↑ 3.50%	↓ -7.50%	↑ 10.00%	↑ 8.50%	
Total Adjustment Made		↓ -9%	↓ -20%	↓ -25%	↓ -3%	↓ -24%
Value Calculations						
Adjusted SP/Sq. Ft.		\$ 72	\$ 74	\$ 93	\$ 75	\$ 104
Average SP/Sq. Ft.	\$ 84					
Average SP/Sq. Ft. excluding Comp 3 and 5 as they could have primarily single family residential uses	\$ 74					
Adjusted Value	\$ 605,513					
Estimated IVD Market Value Based on Selected Comps	\$ 605,000					
Estimated IVD Minimum Value Based on Selected Comps						



Subject and Comps					
	Subject	ICR Comp 1	ICR Comp 2	ICR Comp 3	ICR Comp 4
Address	8167 Eisenhower Pkwy, Lizella, GA 31052 APN: F009-0022	7855 Eisenhower Pkwy, Lizella, GA 31052	4140 Holley Rd, Lizella, GA 31052	6561 Columbus Rd, Lizella, GA 31052	2271 Bonner Gilbert Rd, Macon, GA 31220
Link(s) to Property	https://www.loopnet.com/Listings/8167-Eisenhower-Pky-Lizella-GA/26321440/	https://www.zillow.com/homedetails/7855-Eisenhower-Pkwy-Lizella-GA-31052/304235507_zpid/	https://www.zillow.com/homedetails/4140-Holley-Rd-Lizella-GA-31052/304235513_zpid/	https://www.zillow.com/homedetails/6561-Columbus-Rd-Lizella-GA-31052/210174773_zpid/	https://www.zillow.com/homedetails/2271-Bonner-Gilbert-Rd-Macon-GA-31220/210167498_zpid/
County Link	https://qpublic.schneidercorp.com/Application.aspx?AppID=702&LayerID=11410&PageTypeID=4&P	https://qpublic.schneidercorp.com/Application.aspx?AppID=702&P	https://qpublic.schneidercorp.com/Application.aspx?AppID=702&P	https://qpublic.schneidercorp.com/Application.aspx?AppID=702&P	https://qpublic.schneidercorp.com/Application.aspx?AppID=702&P
Sale Price (SP)	\$ 500,000	\$57,000	\$80,000	\$43,000	\$20,000
List Price	\$ 1,500,000	N/A	N/A	\$50,000	N/A
Sale Date	6/26/2007	12/3/2021	12/28/2022	8/2/2023	1/31/2022
Property Type (# Units)	(22) (Specialty Property - Assisted Living)	Vacant Land	Vacant Land	Vacant Land	Vacant Land
Frontage	200 ft	380 ft	362 ft	572 ft	265 ft
Shape	Little irregular	Regular	Regular	Regular	Irregular
Zoning	A	A	A	A	A
Clas (as per county)	C4-Commercial	A4-Agricultural	A4-Agricultural	R4-Residential	R4-Residential
Connection to Utilities	All utilities available	Utilities for property: Electricity Available, See Remarks, Water Available	Electric utility on property: Yes Sewer information: Septic Tank Water information:	Utilities & green energy Sewer: None Water: Public Utilities for	N/A
Site Size (Ac)	4.57	9.33	13.02	6.23	2.41
Distance from Subject (Mi)		0.56 miles	1.50 miles	3.03 miles	1.63 miles
DOM; Price Cut(s)					
Amenities					
Condition	Average				
Notes	On outskirts of an urban town, on main	On same road as subject	On inferior inner location	Interior but close to highway, better than comp 2	Interior similar to comp 2
\$/acre	#VALUE!	\$ 6,109	\$ 6,144	\$ 6,902	\$ 8,299
Demographics & Other					
Est. Rent/Sq. Ft.	N/A				
Est. Vacancy Rate	N/A				
Population (1 Mi)	483				
Median Household Income (1 Mi)	\$94,999				
Median Home Value					
Traffic Count	5,876				
(See Property type factors)					
(See Property type factors)					
Adjustments					
Building size					
Economies of scale- acreage		↑ 2.50%	↑ 5.00%	↑ 1.50%	↓ -5.00%
Location			↑ 3.50%	↑ 1.50%	↑ 3.00%
Market change					
Condition					
Frontage					
Shape					
(See Property type factors)					
Total Adjustment Made		↑ 3%	↑ 9%	↑ 3%	↓ -2%
Value Calculations					
Adjusted (\$/acre)		\$ 6,262	\$ 6,667	\$ 7,109	\$ 8,133
Average (\$/acre)	\$ 7,043				
Picked Average (\$/acre)	\$ 7,000				
Estimated IVD Acreage Difference					
Market Value Based on Selected Comps-25% contributory value of picked average \$/acre	\$ 1,750				
Estimated IVD Minimum Value Based on Selected Comps					



Borrower Name:	Amiais Healthcare LLC	Confidence Score Calculated	
Property Address:	8167 Eisenhower Pkwy, Lizella, GA 31052	4	
Date:	1/10/2024		
APPRAISAL CONFIDENCE SCORE			
Location of Comps	Assigned Weight	15%	Selection
Within 1 Mile	5		3
Same Submarket	4		
Adjacent Submarkets	3		
Same State	2		
Different States	1		
Time of Sale	Assigned Weight	10%	Selection
Most Comps within 6 months	5		2
Most Comps within 1 year	4		
Most Comps Within 2 year	3		
Most Comps More the 3 years	2		
Most Comps more than 5 year	1		
Property Type	Assigned Weight	15%	Selection
All comps Same Type	5		5
Most of the Comps the Same Type	4		
1 Comp Same Type	3		
Comps Disimilar	1		
Condition, Appeal & Utility	Assigned Weight	15%	Selection
All comps Same	5		4
Most of the Comps the Same	4		
1 Comp Same	3		
Comps Disimilar	1		
Adjustments	Assigned Weight	15%	Selection
Average Adjustments ≤ 10%	5		3
Average Adjustments ≤ 15%	4		
Average Adjustments ≤ 20%	3		
Average Adjustments ≤ 25%	4		
Average Adjustments > 25%	1		
Gross Sales Price Distribution	Assigned Weight	15%	Selection
Subject Lower than All Comps	5		5
Subject below Average of All Comps	4		
Subject_BetweenHighest & Next Highest	3		
Subject Higher than All Comps < 10%	2		
Subject Higher than All Comps > 10%	1		
Adjusted Sales Price Distribution	Assigned Weight	15%	Selection
Subject Lower than All Comps	5		4
Subject below Average of All Comps	4		
Subject_BetweenHighest & Next Highest	3		
Subject Higher than All Comps < 10%	2		
Subject Higher than All Comps > 10%	1		
		100%	



Address verification



Signage



S Lizella Rd & Eisenhower Pkwy



S Lizella Rd & Eisenhower Pkwy



S Lizella Rd & Eisenhower Pkwy



Eisenhower Pkwy



Eisenhower Pkwy & Columbus Rd



Eisenhower Pkwy & Columbus Rd



Columbus Rd & Eisenhower Pkwy



Columbus Rd & Eisenhower Pkwy



Street scene - Eisenhower Pkwy to the left



Street scene - Eisenhower Pkwy to the right



Driveway - Eisenhower Pkwy



Across the street



Front angle view



Front view



Front side



Front side



Front side



Front side



To the left



Left view



Left side



Left side



Left side



Left side



To the rear



Rear angle view



Back view



Back side



Back side



Back side



Roof



Roof



Roof



Roof



HVAC system



HVAC system



HVAC system



To the right



Right view



Right side



Right side



Right side



Building Front view



Building 1 right view



Building 1 back view



Building 1 left side



Building 2 front view



Building 2 right side



Building 2 back view



Building 2 left view



Landscaping



Landscaping



Landscaping



Parking area



Parking area



Parking area



Sprinkler system



Sprinkler system



Sprinkler system



Mech Room - water heaters



Mech. Room - heating system



Mech.Room- electrical system



Building 1 storage



Building 1 storage



Building 2 - Boiler room, not in use



Hallway



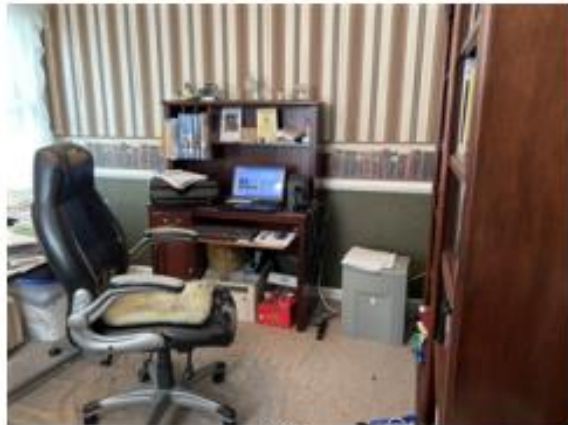
Lobby



Hair salon



Handicapped accessible restroom



Office



Vacant resident room



Restroom in vacant room



Vacant resident room



2nd office



Alarm system



Hallway



Fun/game room



Kitchen



Kitchen



Dining room



Sitting room



2nd dining room



2nd dining room



Living room



Living room



Resident restroom



Resident room



Resident sitting room



Attic storage



Stairway to attic



Stairway to attic



Stairway to attic



Resident room



Electrical panel



Resident restroom



Electrical system

Links to sales comps**Subject (Assisted Living):**

<https://www.loopnet.com/Listing/8167-Eisenhower-Pky-Lizella-GA/26321440/>

Comp #1:

<https://www.loopnet.com/Listing/124-Airport-Rd-Abbeville-GA/26225515/>

Comp #2:

<https://www.loopnet.com/Listing/75-Dutchtown-Rd-Hampton-GA/4884893/>

Comp #3:

https://www.zillow.com/homedetails/3601-Highway-212-SW-Conyers-GA-30094/211923041_zpid/

Comp #4:

<https://commercial.fickling.com/691/155-Greensboro-Rd-Eatonton-GA.html>

<https://ahprd1cdn.csgpimgs.com/d2/OfNoRhquuCXrzQEgSpDC3N7CYvnWYwfxNiu6ibRRXiM/Marketing%20Brochure%5CFlyer%20-%20155%20Greensboro%20Rd.pdf>

Comp #5:

https://www.movoto.com/fort-valley-ga/300-green-st-fort-valley-ga-31030/pid_qy618gv7tnab/

Land:**Comp #1:**

https://www.zillow.com/homedetails/7855-Eisenhower-Pkwy-Lizella-GA-31052/304235507_zpid/

Comp #2:

https://www.zillow.com/homedetails/4140-Holley-Rd-Lizella-GA-31052/304235513_zpid/

Comp #3:

https://www.zillow.com/homedetails/6561-Columbus-Rd-Lizella-GA-31052/210174773_zpid/

Comp #4:

https://www.zillow.com/homedetails/2271-Bonner-Gilbert-Rd-Macon-GA-31220/210167498_zpid/

Please Note:

The sales data utilized in this report has been developed through market research. We have analyzed the available market data and as is typical appraisal practice filtered out the low-end sales that appear to be non-arm's length transactions. We have also filtered out sales that are on the extreme high end of sales that also appear to be non-arm's length transactions.

We have selected sales comparables from the median band of sales which reflect the most typical sales prices in the subject area and/or surrounding areas, for properties similar to the subject property given typical marketing time. We have selected the nearest, most recent and similar properties available from market data that we have collected from various sources. These data sources include, but are not limited to: Datatree, Property Shark, Costar, RIES, Zillow, Redfin, Trulia, Public Record, MLS, and other online data sources.

We have adjusted the subject for any superior or inferior features such as, but not limited to, location, size, condition and amenities. We have considered all prior valuations provided to us and any noted improvements, upgrades and changes to the subject property reported to us by the owner and our inspector/agents.

The final value may vary from the owners estimate and is based on the best facts and market data available. Our final opinion of value reflects the most probable price the subject would sell for on the open market given typical marketing time.

Notice:

This valuation is not USPAP compliant. We have valued this property as employees of WBL and it is intended for internal use by WBL only. No other uses are permitted, expressed or implied.



Valuation Invoice

	<u>Borrower Name</u>	Amiais Healthcare LLC		
	<u>Date</u>	10/7/2024	<u>Loan #</u>	55576
	<u>Product Type</u>	Base		
	<u>Property Address</u>			
<u>1</u>	8167 Eisenhower Pkwy, Lizella, GA 31052			
<u>2</u>				
<u>3</u>				
<u>4</u>				
<u>5</u>				
	<u>Property Type</u>	<u># Units</u>	<u>Fee</u>	<u>Cost</u>
	Commercial	1	\$2,700.00	<u>\$0.00</u>
	Residential	0	\$575.00	<u>\$0.00</u>
	Other			<u>\$0.00</u>
	Total Cost			<u>\$0.00</u>

EXHIBIT C

Bibb County, GA

2025 Assessment Notice

[2025 Assessment Notice \(PDF\)](#)

Summary

Parcel Number F009-0022
 Location Address 8167 EISENHOWER PKWY
 Legal Description VIRGIL DUNCAN EST
 (Note: Not to be used on legal documents)
 Class C4-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning A
 Tax District MACON-BIBB (District 11)
 Millage Rate 33
 Acres 4.57
 Neighborhood Comm-Heathcare/Medical (GM0009)
 Homestead Exemption No (S0)
 Landlot/District 171, / 3



[View Map](#)

Owner

IVEY FLORA MAE
 8167 EISENHOWER PKWY
 LIZELLA, GA 31052-3219

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Thomaston Eisenhower	Acres	199,069	0	0	4.57	0

Commercial Improvement Information

Description Mult Res Senior Citizen-AV
 Value \$168,158
 Actual Year Built 1870
 Effective Year Built 1995
 Square Feet 2224
 Wall Height 13
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Description Mult Res Senior Citizen-AV
 Value \$252,371
 Actual Year Built 1997
 Effective Year Built
 Square Feet 5282
 Wall Height 13
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Description Mult Res Senior Citizen-AV
 Value \$44,157
 Actual Year Built 1999
 Effective Year Built
 Square Feet 700
 Wall Height 10
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Carport: (Detached)	2020	17x20 / 0	1	\$3,754
Comm. Paving-Asphalt	1998	0x0 / 3000	0	\$3,540
Storage Building	1980	12x12 / 0	1	\$605
Storage Building	1970	20x28 / 0	0	\$3,437

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/26/2007	0754500119	63 82	\$500,000	Fair Market - Improved	BRANCH BANKING AND TRUST COMPANY	IVEY FLORA MAE
9/5/2006	0720600175		\$450,270	Un-qualified		

Valuation

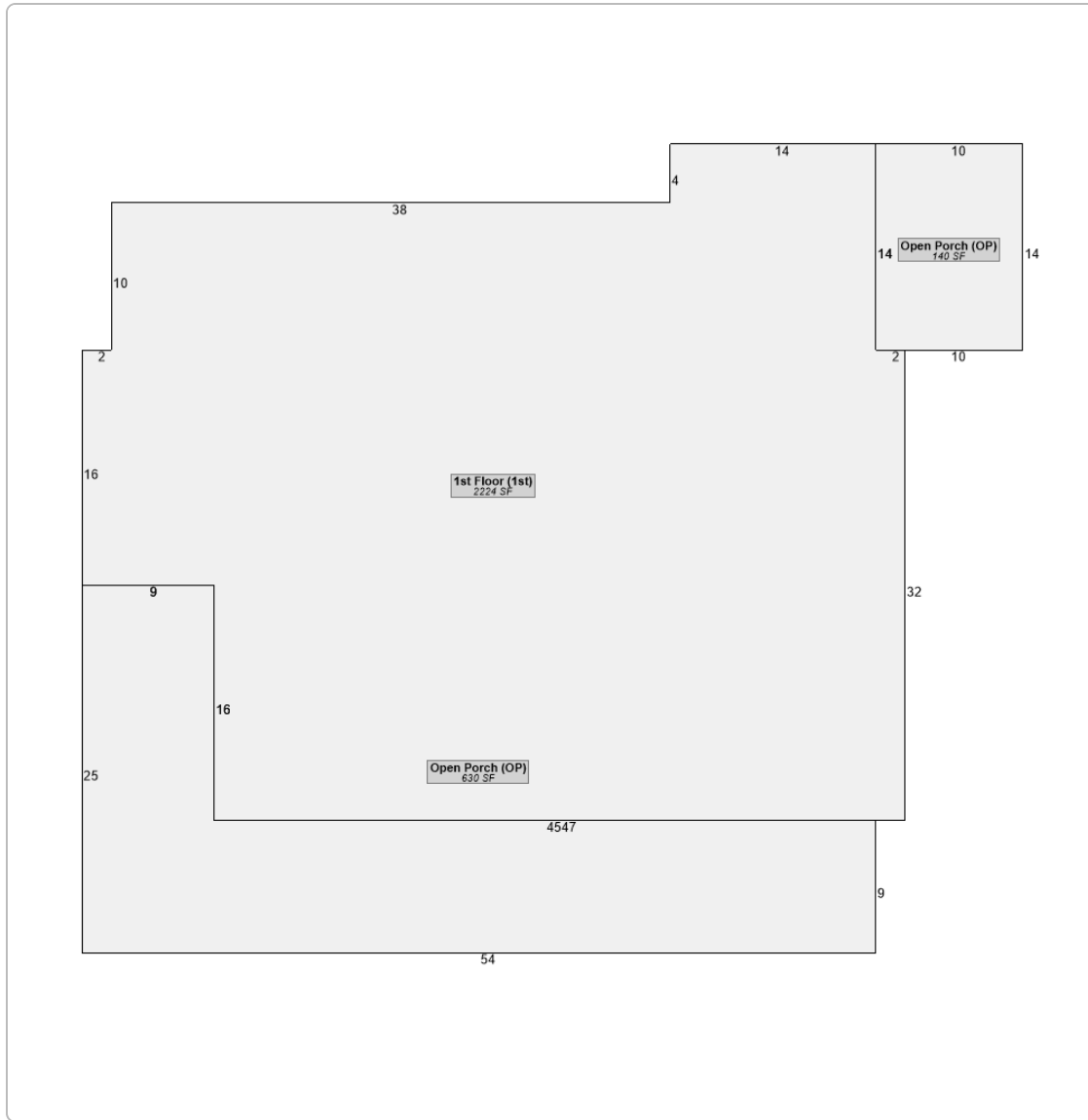
	2025	2024	2023	2022	2021
Previous Value	\$1,103,157	\$1,103,157	\$520,881	\$520,881	\$520,881
Land Value	\$352,113	\$316,902	\$316,902	\$160,407	\$160,407
+ Improvement Value	\$464,686	\$779,278	\$779,278	\$347,449	\$347,449
+ Accessory Value	\$11,336	\$6,977	\$6,977	\$13,025	\$13,025
= Current Value	\$828,135	\$1,103,157	\$1,103,157	\$520,881	\$520,881

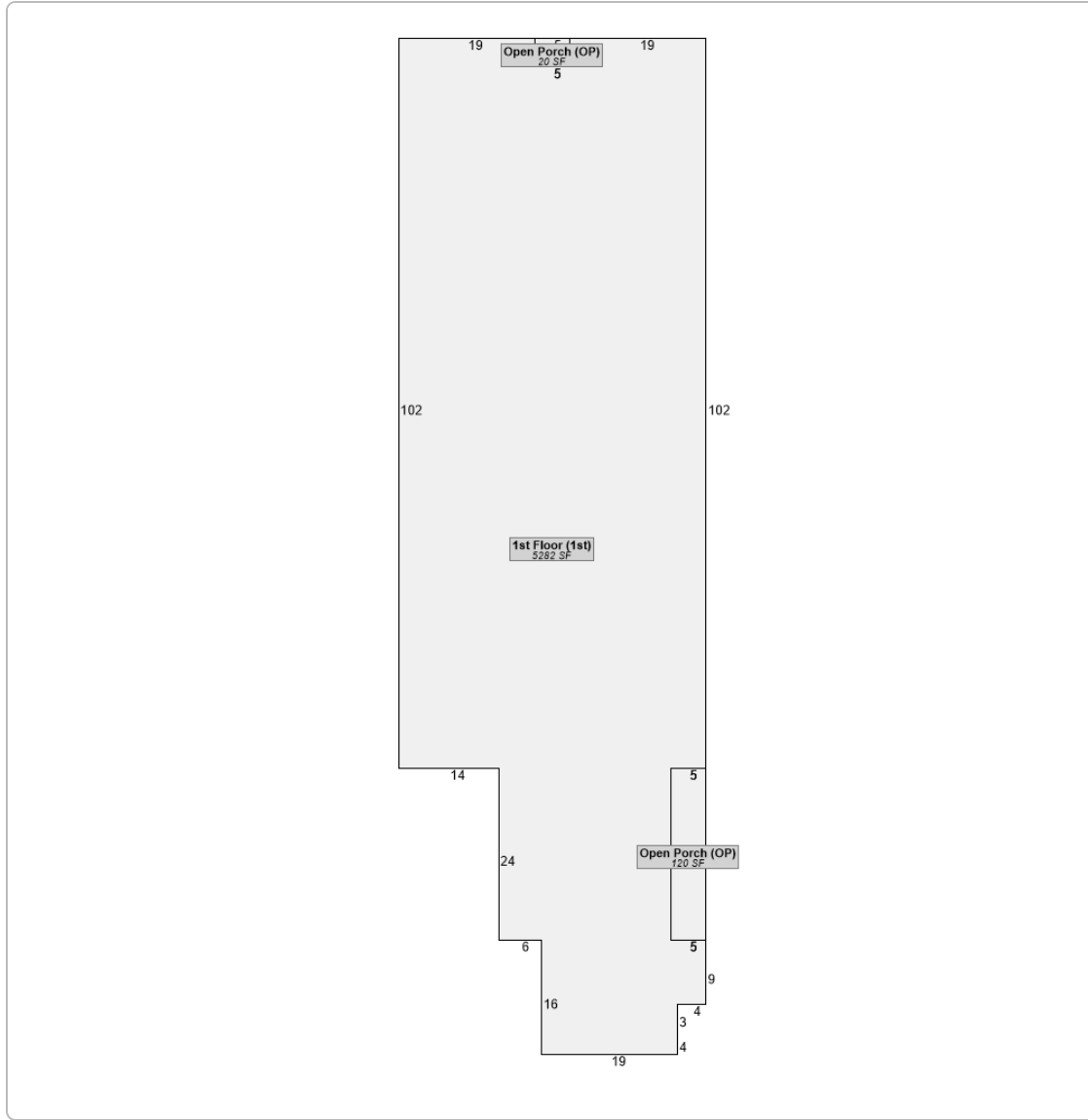
Photos

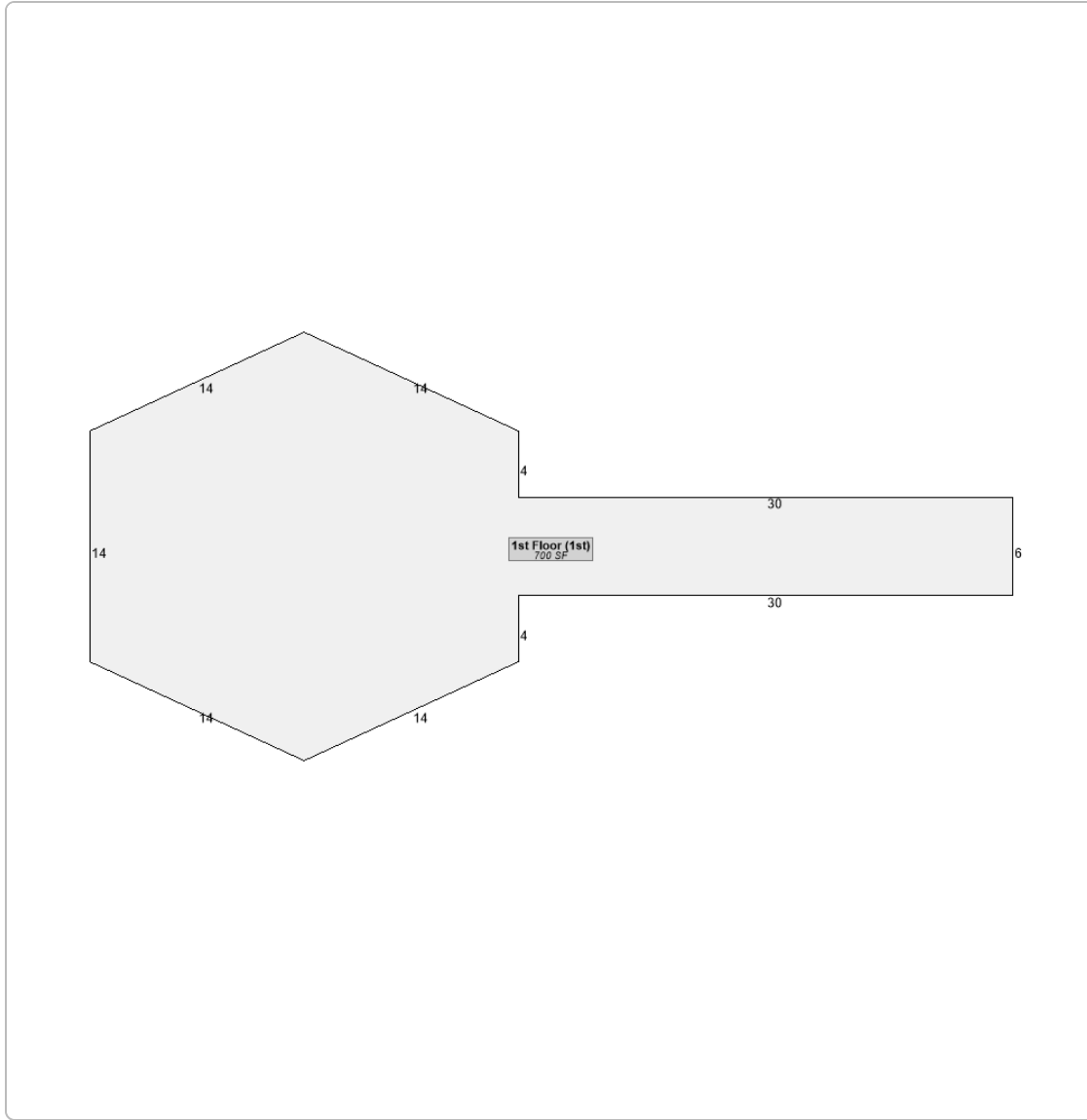




Sketches







No data available for the following modules: Assessment Notice, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Previous Year Valuation.

The Bibb County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
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