



SERVE TO CHANGE LIVES



THE ROTARY CLUB OF MACON THROBS

Published Weekly Since 1914

September 20, 2021

Ocmulgee River User's Guide

Joe Cook

Zoom Only Meeting Starts 12:30

FUTURE MONDAY PROGRAMS approved by the Board of Directors

September

27 TBD

October

4 District Governor 6920

Ed Presnell

11 No Meeting

Columbus Day Holiday

18 TBD

25 Atrium Health Macon

Delvecchio Finley, CEO

November

1 End of Life and Estate Planning

Kathryn Dennis

8 No Meeting

Veteran's Day

15 Crimestoppers Program

More info later

22 No Meeting

Thanksgiving

29 Macon's Stained Glass

Susan Welsh

December

6 No Meeting

Christmas Party

13 Burdell Hunt Christmas Event

20 No Meeting

Christmas Holiday

27 No Meeting

New Year's Holiday

MEETING September 13, 2021

Attendance 63.8% Zoom 81 members
CART Collection \$0
Club Membership 149

Link for Makeup

Please click this link to view the Zoom recording of this meeting.

https://us02web.zoom.us/rec/share/zk7QGuiCxZ0P4nYDVRUs4ZfSNE0Rgog20GYhI8X_2F1j_jUBhskkUoQu6gcOr3Ky.TMqRZ6-ttDmWh1Ew?startTime=1631549971000

If you need a makeup for a missed meeting 2 weeks prior or after this meeting viewing the recording will qualify. Once you view, please email Club Administrator, Cecil Coke, <mailto:cecilcoke210@gmail.com> to report your makeup.



President Elbert ran the bell to open our meeting. He called on Kathy McCollum for the Prayer and Pledge of Allegiance.

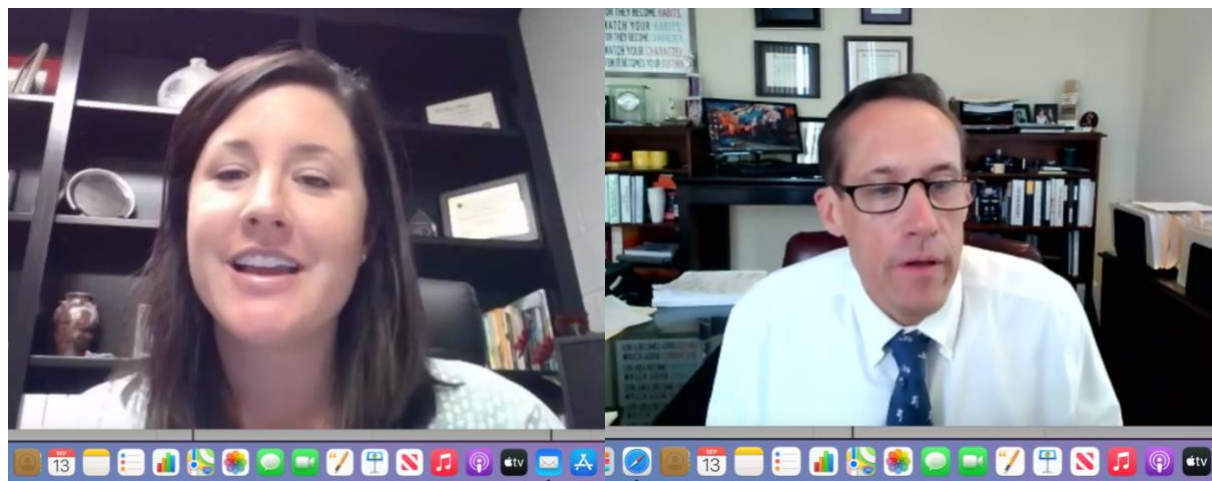
President Elbert welcomed Macon North Rotarian, Karen Hix. Karen is our new club receptionist and attendance reporter for Zoom meetings. Elbert gave Jim Glymph a big thank you for the great job he has done in that position for the last several years.

President Elbert also gave a thank you to Jackie Riley for providing piano music at our meeting and he with other members look forward to hearing her when we return to in person meetings.

President Elbert introduced our two guest: Katie Hart and Andy Mealor.

President Elbert reviewed members birthdays and called for CART Brags.

President Elbert gave members the latest update on Macon-Bibb COVID numbers. 157 with COVID are in the hospital. Good news is there has been a slight downward movement. Only 5% of the hospitalized are vaccinated. 38% of Macon Bibb citizens are vaccinated. The club board of directors will meet on September 21st and will advise members on the status of returning to in person meetings.



President Elbert called on Kris Vaughn to introduce our speaker today and fellow Rotary member, Mike Austin. Mike has 25 years experience in public housing. He is CEO of the Macon Housing Authority overseeing \$160 million in housing real estate.

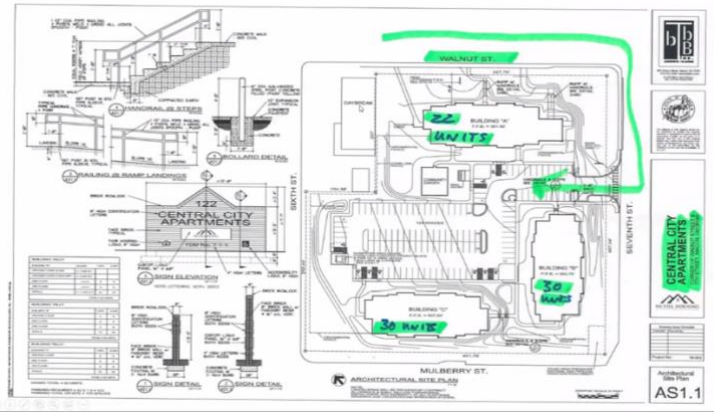
CENTRAL CITY APARTMENTS BRIEF HISTORY – MHA WORKS WITH UDA AND DEPAUL USA TO PAVE THE WAY

- MHA has worked closely with Daybreak/Depaul USA and realized the potential for something great – Depaul was in the planning stages of building a respite to address the challenges associated with obtaining health care for lower income people
- MHA purchased the property with an option next to Daybreak in 2018 from the UDA
- MHA/In-fill Housing, Inc. submitted a competitive LIHTC application in 2019 and finished with a top-five score in the State of GA – confirming our view that downtown is a great place for affordable/workforce housing along with a respite

CENTRAL CITY APARTMENTS

- Start construction in late 2021
- In Operation by Spring of 2023
- 82 total units
- 36 one-bedroom units and 46 two-bedroom units
- **Affordable rental rates between \$510 and \$850/mo.** (compare this to an average of \$1,200 and \$1,500+ per month for new apartments/lofts, downtown)
- No planned tax-payer dollars for construction
- Partnership between Depaul USA, MHA and Affordable Equity Partners, Inc.
- Will serve the affordable/workforce sector (easy and close access to downtown jobs)
- Macon Housing Authority will manage the property long-term
- **First new affordable/workforce housing downtown in decades**

CENTRAL CITY APARTMENTS – UP TO \$20M IN NEW INVESTMENT



CHALLENGES: WALNUT STREET

- “Gateway” to Central City Park
- Loitering under bridge
- Trash
- No signage
- Little or no lighting
- No security cameras
- Water/Flooding Issues



DAYBREAK RESPITE FLOORPLAN



Mike presented his program today on the Central City Apartments, the MHA newest introduction of affordable housing in downtown Macon. This development will be adjacent to Daybreak near the entrance to Central City Park on Walnut Street.

The MHA purchased this property in 2018 and received some government sponsored financing for the project. The project will consist of 36 one bedroom and 46 two-bedroom apartments with rental rates of \$510 to \$850 per month. Construction is estimated to be finished Spring of 2023. The focus for tenants is the service industry and will provide them affordable housing.

This project is in partnership with Depaul USA/Daybreak, MHA, and Affordable Equity Partners. MHA will manage the property. Space is planned for respite space for Daybreak clients to have six beds to stay with staffed medical professionals. Mike told members this is one of the most unique partnerships in the country.

It is a \$20 million dollar investment which will include improvements to Walnut Street and adjacent properties. Mike used the example of Tattnall Place near Mercer University. He said their investment in the public housing there spurred other development and improvement in the area. MHA uses a neighborhood in distress to build something nice, manage it, and watch the area improve.

The MHA is now constructing affordable senior housing on Northside Dr in north Macon which will be completed in a year for seniors over the age of 62. They are also partnering with Columbus Housing Authority to develop units in Columbus as well as other housing authorities all over Georgia.

President Elbert closed the meeting with members reciting the 4 Way Test.

Donations to Rotary Foundation and CART

Club members can make donations to The Rotary Foundation or the CART Fund online line using credit cards or EFT. These can be made in memory of, honor of, or personal donations. They can be setup as recurring or one time. Follow these easy steps:

The Rotary Foundation: Go to <http://rotary.org/> If you have never signed in you will need to register so it credits your Paul Harris Fellow account and our Club. You may need our District number 6920 and club number 4202. Once registered you can SIGN IN to MY ROTARY then click DONATE button in upper right. Check the area ANNUAL FUND or POLIO PLUS to donate, then just follow easy steps to make payment.

CART FUND: <https://mycartfund.org/Login.cfm> follow the online instructions. You will need our **Club number 4202** and **District number 6920**.

Vocational Spotlight

See <http://maconrotary.com/vocational-spotlight.php> to read more information on Rotarians featured monthly on our website <http://maconrotary.com> If you would like to be included in a Vocational Spotlight, please contact Danny Gibson.

Dates to Remember

September 21

Board Meeting 6PM Idle Hour Club

Approved Makeups-Family of Rotary Events

Reminder - Makeups can only be used 2 weeks before or after a missed meeting

When requested	Viewing of Monday meeting recorded on Zoom	See current Throbs link
Anytime	Rotary Project or Rotary Committee Meeting	
Anytime	Volunteer at Volunteer Clinic	
	Warming Center	
	Backpack Buddies	

Club Membership Applications

Our club is using a new online (no paper) membership application. Contact Membership Chair Kris Vaughn <mailto:krishvaughn@gmail.com> or any board member or officer or the Club Administrator. All we need is the potential members name and email address to send an application to them for the potential member to complete and submit online.

All members of our club need to think about who would make good Rotarians. There are many classifications that could be filled. If you know of someone, check with Kathryn Dennis, Classification Chair first to make sure there are no conflicts with other members. The process is easy and rewarding to bring in new members.

www.maconrotary.com

Excused Absence

Members have the opportunity to receive a board approved Excused Absence during a long-term family, health, or business crisis. When a member

realizes they have a situation that will keep them from attending Monday meetings for an extended period they can contact the Club Administrator or President with the reason. This contact needs to be immediate and not after the crisis. The board can approve a beginning and ending date and attendance is excused on club and district level. Short term absences are best made up online as indicated below.

HOW TO MAKE UP MISSED MEETINGS

Please make up missed meetings to help our club's attendance percentage rank with District 6920 and Rotary International. Our attendance is reported each month to the district and is required to be reported before the 15th of the following month. **Members are required to maintain an attendance average of 60%.**

Missed meetings must be made up **14 days before or after the meeting you miss**, it is in our club's Constitution!

You can make up from the comfort of your home or office online at <http://rotaryclubone.org> They will email a notice of the makeup to the Club Administrator and you will be credited.

When you make up using the **Zoom link** of our meetings listed in meeting summary above or makeup in person at another club please send an email immediately afterwards to the Club Administrator, cecilcoke210@gmail.com so your makeup can be recorded. Do not expect the club where you make up to report to our club.