

**DEVELOPMENT AUTHORITY OF THE CITY
OF JEFFERSONVILLE AND TWIGGS COUNTY
REGULAR MEETING
April 27, 2017**

6:30 P.M. Development Authority Office; invocation by Mr. Floyd.

PRESENT: Mr. Douglas Chance, Chair; Mr. Donald Floyd, Vice-Chair; Mr. Eddie Stephens, Mrs. Louise Wimberly, Mr. Derrick Height, Mrs. Edna Roberts (by phone), Board Members. Mrs. Judy Sherling, Executive Director, Mr. Kevin Brown, Attorney. Absent: Mrs. Cindie Nobles, Secretary-Treasurer.

VISITORS: Jerry Fincher

MINUTES: Mr. Floyd made a motion to approve the March 28, 2017 Called Meeting minutes as presented with a second by Mr. Height. Unanimous Vote of the six present. Motion Carried.

TREASURER'S REPORT: Mr. Stephens made a motion to approve the January 31, 2017 Treasurer's Report as presented. Mrs. Wimberly seconded. Unanimous Vote of the six present. Motion Carried.

APPOINTMENTS: There were no appointments.

NEW BUSINESS:

At this time, Mrs. Sherling presented two additions to the agenda – SAGE license fee and City support of the Authority - for discussion. Mrs. Wimberly made a motion to approve the additions, seconded by Mr. Stephens. Unanimous Vote of the six present. Motion Carried.

A second solar project, Project Algonquin, was transferred from the County Commissioner to the Authority on advice from the County Attorney, Kerry Howell. After discussion of the process under which this project has been handled in the past, a motion was made by Mr. Floyd to offer a 75% abatement for 15 years, as had been previously discussed with another solar project. Mr. Height seconded. Unanimous Vote of the six present. Motion Carried. Mr. Brown will finalize the Resolution and MOU for signatures.

Mrs. Sherling presented the invoice for the annual software license renewal from SAGE for a cost of \$609. Mr. Height made a motion to approve, seconded by Mr. Stephens. Unanimous Vote of the six present. Motion Carried. The cost will be auto-deducted from the bank account in June.

Mrs. Sherling brought to the attention of the Authority a request from one of the county commissioners to once again ask the City of Jeffersonville to contribute to the operating expense of the Authority. Mrs. Sherling will make the request at the May city council meeting. There was also discussion concerning representation of the incorporated town of Danville, which we do represent as a part of Twiggs County. The City of Danville does not collect taxes and would not be expected to contribute to the Authority.

ONGOING BUSINESS:

CHCS EXPANSION – Community Healthcare is interested in expanding it's operations if we can relocate the Authority office. Further discussion of this will be taken to Executive Session as it involves the possible acquisition of real estate.

EQUITY GRANT – the \$401,800 EQUITY grant will be awarded to Twiggs County for the finishing of Connie Davis Drive and the site preparation of the 53.4 acre tract that will be part of the future GRAD site in the industrial park. A press release was presented for review by the Authority and will be released to the media for publication next week. A new bank account is needed for this account with Mr. Chance, Mr. Floyd and Mrs. Nobles to be signees of the account. Mr. Height made a motion to open the new account, as required, seconded by Mrs. Wimberly. Unanimous Vote of the six present. Motion Carried.

AMBULANCE PROGRAM UPDATE – Mrs. Sherling reported that the ambulance is now parked at this building eight hours a day. Discussions are continuing about night and weekend coverage. The calls have been steady and numerous since the ambulance began serving Twiggs County.

PROJECT SOLAR 2017 - Attorney Brown reported that we have now finalized the MOU for First Solar and all signatures have been obtained. The project has been submitted to GA Power. We will not know if it is accepted until around late October unless it is rejected earlier in the process. If accepted, construction would begin in early 2018. Attorney Brown also explained that the Authority's fee was reduced from \$140,000 to \$100,000 in order to offset some of the higher-than-usual building permit fee charged by the County. Mr. Floyd made a motion to ratify all decisions made during the negotiation. Mr. Stephens seconded. Unanimous Vote of the five present (Mr. Height had temporarily left the meeting). Motion Carried.

NDA AGREEMENTS – because we have new board members and it has been many years since all board members have signed Non-Disclosure Agreements, the board received new copies of a blanket NDA to sign and keep on file. All but Mrs. Nobles have signed and she will do so when present. This will be very necessary for future confidentiality of projects. Attorney Brown explained the seriousness of the agreements and the repercussions of sharing company information outside of the Authority meeting.

JUNE MEETING – Mrs. Sherling explained an upcoming conflict with the June meeting date. Attorney Brown then recommended that the June 22, 2017 meeting be cancelled and a called meeting be announced for June in order to avoid conflicts with upcoming vacations. Mr. Stephens made a motion to approve, seconded by Mr. Height. Unanimous Vote of the six present. Motion Carried. Mrs. Sherling will notify the press of the change.

EXECUTIVE DIRECTOR'S REPORT:

HOLLINGSWORTH – Mrs. Sherling reported that the Hollingsworth representative would like to have their new sign moved to the corner of Hwy 96 and Academy Dr. This is on private property. Mrs. Sherling will contact the property owner, Caroline Albritton, to seek permission.

RETAIL SEMINAR – Mrs. Sherling attended a retail seminar sponsored by GA Power and learned of a retail association, ICSC, which would be good to join in order to reach out to retail owners for possible locations in Twiggs County. The cost is \$100 per year. Mr. Floyd made a motion to approve, seconded by Mrs. Wimberly. Unanimous Vote of the six present. Motion Carried.

PROJECT INSPIRATION – Mrs. Sherling reported on the visit to Atlanta and the ensuing site visit by a developer. This project is highly confidential so no details could be shared. She will continue to work with the developer on this mixed use project.

PROJECT KAY – a meeting with a small European company on March 28 has led to a possible project in the future. Mrs. Sherling will continue to follow up on this.

HDCI GRANT – Mrs. Sherling shared that MGEA is now working to obtain a regional grant to help with workforce development. She then explained to new members that MGEA is Middle Georgia Economic Alliance, a group in which the Authority is a member. She will be attending meetings and working to support this effort.

INCENTIVES GRID – Mrs. Sherling presented a DRAFT incentives grid for the Authority’s consideration over the next month. Further action will be taken when Mrs. Nobles is present at the meeting to discuss the financial ramifications. Mr. Fincher (a member of the Tax Assessors Board) then explained that the state sets the conservation and building codes but the county must vote to make any changes, not the assessors. He referenced upcoming changes made through HB238 in the 2017 Legislative Session.

CEDOP – Those planning to attend the upcoming CEDOP (Community Economic Development Overview Program) visit to Atlanta include Mr. Chance, Mr. Floyd, Mrs. Wimberly, Mrs. Sherling and, tentatively, Mr. Stephens. Mrs. Sherling will continue working to obtain a full list from the city, county and Board of Education. This trip is sponsored by Oconee EMC and TriCounty EMC.

EXECUTIVE SESSION – Mr. Height made a motion to enter Executive Session for purposes of real estate discussion and legal advisement. Mr. Stephens seconded. Unanimous Vote of the six present. Motion Carried. The Authority entered Executive Session at 7:44 PM. The Authority returned to Open Session at 8:29 PM. Mr. Height made a motion to proceed as discussed in Executive Session. This was seconded by Mrs. Wimberly. Unanimous Vote of the six present. Motion Carried.

ADJOURN: Mr. Height made a motion to adjourn. Mr. Stephens seconded. Unanimous Vote of the six present. Motion Carried. The meeting ended at 8:30 PM.

Mr. Douglas Chance, Chairman

Mrs. Cindie Nobles, Secretary-Treasurer