

**DEVELOPMENT AUTHORITY OF THE CITY  
OF JEFFERSONVILLE AND TWIGGS COUNTY  
REGULAR MEETING  
August 24, 2017**

**6:30 P.M.** Development Authority Office; invocation by Vice-Chairman Floyd.

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

**VISITORS:** Mr. Steve Belcher, Ms. Kimberly Lowe, Mr. Jerry Fincher.

**MINUTES:** Mr. Stephens made a motion to approve the Minutes of the July 27, 2017 Meeting as presented with a second by Mrs. Roberts. Unanimous Vote of the five members present. Motion Carried.

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

Mrs. Nobles and Attorney Brown entered the meeting at 6:40 pm.

**APPOINTMENTS:** Mr. Belcher and Ms. Lowe presented the results of the bidding process for land clearing and paving as part of the EQUITY grant. Mrs. Nobles made a motion to approve the award of a contract to L & L Utilities, Inc. to perform the work at the I-16 tract in the Industrial Park for a price of \$399,842.99, not to exceed the grant award of \$401,800. Mr. Stephens seconded. Unanimous Vote of the six members present. Motion Carried.

Mr. Stephens then made a motion to allow the chair and treasurer to sign all documents required as part of the grant, bank account and payments to engineers and contractors. Mrs. Roberts seconded. Unanimous Vote of the six members present. Motion Carried.

Finally, Mrs. Wimberly made a motion to open a checking account at the Bank of Dudley specifically for the purpose of receiving draw-downs and making payouts, as needed, for the work to be done related to the grant amount of \$401,800 plus the \$40,000 matching funds to be transferred from SunTrust Savings to this account. Mr. Stephens seconded. Unanimous Vote of the six members present. Motion Carried.

**NEW BUSINESS:**

Mrs. Sherling brought up the scheduled meetings for the upcoming Comprehensive Plan update to be handled by Middle GA Regional Commission and noted that there would be a meeting on Monday, August 28, at 3pm at the County Commission Chambers. Ms. Lowe explained the process and noted that Ms. Sullivan of MG-RC will be facilitating the process.

At this time, Mr. Belcher and Ms. Lowe left the meeting.

**ONGOING BUSINESS:**

**Progress report for 14072 US 80 building** – Mrs. Sherling presented noted that the purchase of the building has been closed and Unit D is ready to begin the moving process. A discussion on plans for the following morning ensued and a time was set to begin at 7:00 AM. Ample assistance was available to handle the move with Mr. Chance, Mr. Floyd and Mrs. Sherling's husband to bring trailers to move the furniture.

Mr. Floyd made a motion to approve expense of \$350 to cover materials, labor and mileage to have Bill Powlas purchase the materials and do the labor to put down toe molding throughout Unit A and to repair two strips of carpet left open by the removal of walls that were a fire code violation. Mr. Stephens seconded. Unanimous Vote of the six members present. Motion Carried.

The rent agreement for Unit B was then discussed. Mrs. Sherling noted that she has now helped the group currently renting the unit to file for a Certificate of Existence with the Georgia Secretary of State and that the tenant has provided proof of insurance. Mrs. Nobles made a motion to lease Unit B to New Life Church Ministry for \$500 per month on a month-to-month basis. Mrs. Roberts seconded. Unanimous Vote of the six members present. Motion Carried. Attorney Brown will send a contract with the approved terms for signatures.

Based on a commitment letter signed by Community Health Care Systems in early August, a lease is being prepared to send to the CEO, Carla Belcher, for signatures. The terms will be for \$1500 per month, triple net, increasing to \$2000 per month after five years. Mr. Stephens made a motion to authorize the chair to sign the amended lease with triple net terms, seconded by Mrs. Wimberly. Unanimous Vote of the six members present. Motion Carried.

**Letter from County Commission:** Mrs. Sherling presented a response letter to be sent to the county following receipt of a letter from County Commission chairman Ken Fowler in July. In the response, the Authority notes that it cannot make the bond payments but agrees to allow the commission to wait until the end of the year to pay the remaining \$22,500 for the 2017 appropriation and also agrees to pay the phone bill for the remainder of 2017. Mr. Fincher made several comments about the situation and then left the meeting. After discussion, a motion was made by Mrs. Roberts to authorize the chair to sign the response letter, seconded by Mrs. Wimberly. Unanimous Vote of the six members present. Motion Carried.

#### **EXECUTIVE DIRECTOR'S REPORT**

**Project Avi** – Mrs. Sherling reported that the prospect has signed an option agreement for the I-16 tract and has until Sept. 20 to review the property, including Phase 1 studies, before finalizing and making payment of the option fee.

**Project Solar 2017** – Mrs. Sherling and Attorney Brown met with the project representatives on Wednesday, Aug. 23, and noted that there has been positive movement in acquiring the Power Purchase Agreement from Georgia Power. A final answer is due on Oct. 25.

**Retail prospect** – Mrs. Sherling will be meeting with a local property owner and a potential business owner to try to establish a new business in the city. The business would be a nail salon and would employ people from out of town as well as local new hires.

**Update from City and County meetings** – Mrs. Sherling reported that she continues to attend both County Commission and City Council meetings and has offered her assistance to both groups.

**EXECUTIVE SESSION** – no Executive Session was needed.

**ADJOURN:** Mrs. Nobles made a motion to adjourn. Mrs. Roberts seconded. Unanimous Vote of the six present. Motion Carried. The meeting ended at 7:45 PM.

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Mr. Douglas Chance, Chairman

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Mrs. Cindie Nobles, Secretary-Treasurer