

**DEVELOPMENT AUTHORITY OF THE CITY  
OF JEFFERSONVILLE AND TWIGGS COUNTY  
REGULAR MEETING  
July 28, 2016**

**6:30 P.M.** Development Authority Office

**PRESENT:** Mr. Jerry Fincher, Chairman; Mrs. Cindie Nobles, Secretary-Treasurer; Mr. Eddie Stephens, Mr. Derrick Height and Mrs. Louise Wimberly, Board Members. Mr. Kevin Brown, Attorney. Mrs. Judy Sherling, Executive Director. **Absent:** Mr. Cecil Fountain Jr., Vice-Chair; Mr. Walt Ashby.

**VISITORS:** Jonathon Connell, Middle Georgia Regional Commission.

**MINUTES:** Mr. Stephens made a motion to approve the June 30, 2016 minutes as presented with a second by Mr. Height. Unanimous Vote of the five present. Motion Carried.

**TREASURER'S REPORT:** One correction was noted to add the saving account to the bottom of the page. Mr. Stephens made a motion to approve the June 30, 2016 Treasurer's Report as corrected. Mrs. Wimberly seconded. Unanimous Vote of the five present. Motion Carried.

**APPOINTMENTS:**

Mr. Connell presented the decision of the Department of Community Affairs denying the Authority's request for EQUITY funding. He explained that the decision was based on an opportunity to ask for more funding in order to clear the entire 53.4 acres by asking for more than the original \$200,000 in funding. This is possible because we have letters of support from surrounding counties. Mrs. Nobles made a motion that we re-submit for up to \$500,000 in funding, depending on the revised estimate to clear all of the acreage. Mr. Stephens seconded. Unanimous Vote of the five present. Motion Carried.

**NEW BUSINESS:**

**BUDGET** – Mrs. Sherling presented an early budget worksheet in order to discuss several aspects of a possible plan for the coming year. One issue involves the lack of any funding from the city. Mrs. Sherling suggested we send a letter to the city asking for up to 18% of a millage point or \$2700 per year from the city. This is based on the fact that the \$45,000 appropriated annually by the county is 18% of one millage point from the county. As of July 26, 2016, one mill in the county is valued at \$247,056 and one mill in the city is valued at \$14,952. Mrs. Nobles made a motion to allow the chair to sign the letter requesting support from the city. Mrs. Wimberly seconded. Unanimous Vote of the five present. Motion Carried.

A second item of discussion revolved around the need to plan for future staffing by gradually increasing the number of hours and salary paid for the director's position. By adding the hours and rate slowly over several years, the impact of going from part-time to a full-time paid position in the future would not be as much of an issue for the Authority. It was noted that the slight increase proposed would not require any additional funding from the county. This discussion was tabled until a future meeting.

A third item of discussion in the budget relates to anticipated major repairs for the roof and a possible re-working of the HVAC duct work. Prices will be sought and presented with the final draft for further discussion.

Other items in the budget were discussed and will be included in the final draft after the county and city have made decisions on 2017 appropriations for the Authority.

**ONGOING BUSINESS:**

**HVAC REPAIRS** – Mrs. Sherling presented a request from Kevin Bryant of Wilson Bryant AC that we consider paying the corrected amount of \$1,118 for recent repairs instead of the \$635 originally approved. He admitted that his wording of the presented quote was unclear and that the additional payment of \$483 would be the decision of the board. Mrs. Wimberly made a motion to pay the entire amount. Mrs. Nobles seconded. Unanimous Vote of the five present. Motion Carried. Also, emergency repairs were needed on July 26 after the condenser drain clogged and needed to be cleared after water began running into the bathroom of the medical office. This also happened last year during the hottest part of the summer. Knowing this can be a recurring issue, we will monitor the drains closely during any future periods of extreme heat.

**EXECUTIVE DIRECTOR’S REPORT:**

**207 Bullard** – Mrs. Sherling stated that the closing on the sale of this building was delayed by the buyer who wishes to have his financial partners present at the closing. A new date will be set in the first two weeks of August. Mrs. Sherling will also request final re-zoning documents from the city prior to the closing.

The board having already approved at the May 2016 meeting to have officers of the Authority sign all closing documents, the board gave affirmation to the sale of 207 Bullard Rd. at the agreed terms. The closing will be re-scheduled.

**EXECUTIVE SESSION** – no executive session was needed at this meeting.

**ADJOURN:** Mrs. Nobles made a motion to adjourn. Mrs. Wimberly seconded. Unanimous Vote of the five present. Motion Carried. The meeting ended at 7:47 PM.

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Mr. Jerry Fincher, Chairman

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Mrs. Cindie Nobles, Secretary-Treasurer