

**DEVELOPMENT AUTHORITY OF THE CITY
OF JEFFERSONVILLE AND TWIGGS COUNTY
REGULAR MEETING
March 22, 2018**

6:30 P.M. Development Authority Office

PRESENT: Mr. Douglas Chance, Chair; Mr. Donald Floyd, Vice-Chair; Mrs. Cindie Nobles, Secretary-Treasurer; Mr. Eddie Stephens, Mrs. Louise Wimberly, Mr. Michael Scott Sinclair, Board Members. Mrs. Judy Sherling, Executive Director, Mr. Kevin Brown, Attorney. Absent: Mrs. Edna Roberts, Board Member.

INVOCATION: Mr. Eddie Stephens

VISITORS: Patrick Floyd

MINUTES: Mrs. Wimberly made a motion to approve the Minutes of the February 22, 2018 Meeting as presented with a second by Mr. Stephens. Unanimous Vote of the six members present. Motion Carried.

TREASURER'S REPORT: Mr. Floyd made a motion to approve the February 28, 2018 Treasurer's Report as presented. Mr. Stephens seconded. Unanimous Vote of the six members present. Motion Carried.

APPOINTMENTS: There were no appointments.

AGENDA: Mrs. Sherling requested three additional items be added to the agenda to include (1) the Hollingsworth agreement, (2) the draft Comprehensive Plan, and (3) the revised bond fee for Dominion Power dba Richland Solar. These issues have all arisen within the past 48 hours and require action prior to the next Authority meeting. Mr. Floyd made a motion to add the three items to the agenda, seconded by Mrs. Nobles. Unanimous Vote of the six members present. Motion Carried.

NEW BUSINESS:

Rural Zone Application Training – Mrs. Sherling made the Authority aware of a new state program. She will attend the upcoming training on April 11 in Macon. This is an information item only.

Hollingsworth – the ongoing option agreement between the Authority and Hollingsworth has now expired and a six-month grace period has also expired, leading to the need to renew the option, if desired by both parties. Mr. Sinclair made a motion to have Mrs. Sherling contact the company to end the option agreement unless The Hollingsworth Companies can show a plan to develop the land under a new agreement. If The Hollingsworth Company does desire to continue, they will need to attend the April 26, 2018 meeting to present their plan for further development. Motion seconded by Mr. Stephens. Unanimous Vote of the six members present. Motion Carried.

ONGOING BUSINESS:

PROJECT SOLAR 2017 – The announcement by First Solar has been made in multiple media sources and the final amendments to the MOU have been signed by all parties. The Conditional Use Permit for the added tracts of land has now been approved by the county. A calendar for closing has been presented to the company by Attorney Brown with anticipated validation advertising to run in April, a resolution to be approved and signed at the April 28 meeting, a validation hearing to be held in May and all final closing documents to be signed at the June 28, 2018 meeting. The Authority should expect payment of the bond fee sometime in July with annual fees to be billed mid-year for the subsequent life of the bond. This is an information item only with no action needed at this meeting.

EQUITY grant update – Work has begun on the driveway into the newly prepared industrial site. Completion is anticipated by mid-April, weather permitting.

RETREAT – the follow-up from the 2018 Twiggs Leadership retreat has been very positive including an offer by Tri-County EMC to shoot drone footage of the newly completed site at the industrial park. More information sessions and trips will be planned for the group in the future.

CUP RE-ORDER – at the March meeting, the board approved an order for 50 additional mugs. The company cannot do an order smaller than 72 mugs at a discounted cost of \$293.25. Mrs. Nobles made a motion to approve the higher expense, seconded by Mrs. Wimberly. Unanimous Vote of the six members present. Motion Carried.

PC and PRINTER ORDER – Mrs. Sherling reported that the new PC and printer have been ordered at a cost of \$1,995.28. We will continue to use the existing monitors and keyboards. The price includes all software and installation on site. This is a follow-up information item.

SIDEBAR TRAINING – Mrs. Sherling reported that both she and Mr. Sinclair attended the recent SideBar training as required by law. The DCA Authorities database has been updated to reflect the current board membership and training status of each. New copies were distributed to the Authority members.

CHAMBER – Chairman Chance asked Mr. Floyd about the possibility of the Chamber leasing a small space within the Authority office for its use. Mr. Floyd reported that their funds are very low but that it would consider the offer in the future. This topic had been discussed preliminarily at the February meeting.

Update for 14072 US80 building

Mrs. Sherling reported the following updates:

- The County is still awaiting results of one final test before the DFCS staff can return to its building. Those results are due within two weeks. It is anticipated that DFCS will remain in Unit A through May, at least. The lease extension goes through mid-June.
- All is well with units B, C and D.
- Mrs. Sherling discussed ongoing maintenance with Mr. Powlas but work has not started due to the absence of Mrs. Sherling for part of the month.

EXECUTIVE DIRECTOR'S REPORT

DOMINION BOND FEE – Mrs. Sherling reported that the company has questioned the bond fee charged in 2017 as it was based on the full amount of the bond as validated. The company has actually drawn down less than the full amount. At the advice of Attorney Brown, Mr. Sinclair made a motion that we revise the amount of the annual fee from \$17,187.50 down to \$16,431.28 with a credit of \$756.22 for the 2017 payment to be applied to the 2018 fee when invoiced. Mr. Floyd seconded. Unanimous Vote of the six members present. Motion Carried.

PROJECT SOLAR 2018 – Mrs. Sherling reported that the amount of land needed for this project has increased from 600 acres to 1500 acres. She is working with the company to identify possible tracts that are located on a transmission line or near an existing sub-station.

HOTEL project – Mrs. Sherling worked with the hotel owner and general manager in March to bring in three engineers who could make a proposal for the company to install all needed equipment to tie the hotel in to the county Solid Waste Treatment Plant. Mrs. Sherling also mentioned that there is a public portion of pipe to be run that would benefit multiple property owners. She will work with Administrator Lewis to find a way for the county to partner in this effort by seeking grant funding. The anticipated public portion would be approximately \$5,000.

PETREE property – Mrs. Sherling noted that Randall Petree has had his land that adjoins both the hotel and the Authority's property surveyed and sub-divided into numerous small tracts. At some point, he will request a driveway entrance from our commercial driveway. Mrs. Nobles made a motion to authorize Mrs. Sherling to tell Mr. Petree that we will give a driveway permit after a quitclaim has been given to the Authority for the entire roadway. Mrs. Wimberly seconded. Unanimous Vote of the six members present. Motion Carried. Attorney Brown will prepare the quitclaim for signatures.

SMITH property – Mrs. Sherling continues to work with Ernie Smith and Al Watkins to find an appropriate project for their tract of land on Hwy. 129 in Twiggs County.

REPRESENTATION – Mrs. Sherling reported that she represented the Authority at two recent events, The Golden Eagles sponsored by the Macon Telegraph where she served as a judge in the Industrial-Vocational category; and she gave an economic update at a recent Four-County Exchange Club meeting.

BROADBAND – Mrs. Sherling also attended a statewide listening session for Distance Learning and Telemedicine sponsored by the Georgia office of USDA. Grants are available. She will work with the Board of Education and Administrator Lewis to explore opportunities.

COMPREHENSIVE PLAN – Mrs. Sherling reported that drafts of the revised Comprehensive Plan are now ready for review. She handed out copies to the Authority and asked for feedback before the May meeting of the committee. The plan must be finalized and adopted by the cities and county by June.

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

ADJOURN: Following a presentation of a tree and flag to Mrs. Sherling by the board on the occasion of her mother's recent passing, Mrs. Wimberly made a motion to adjourn. Mr. Sinclair seconded. Unanimous Vote of the six present. Motion Carried. The meeting ended at 7:42 PM.

Mr. Douglas Chance, Chairman

Mrs. Cindie Nobles, Secretary-Treasurer