

**DEVELOPMENT AUTHORITY OF THE CITY  
OF JEFFERSONVILLE AND TWIGGS COUNTY  
CALLED MEETING  
March 28, 2017**

**4:30 P.M.** Middle Georgia Regional Commission; invocation by Mr. Stephens

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

**VISITORS:** Mr. Frank Etheridge, County Administrator.

**MINUTES:** Mrs. Nobles made a motion to approve the February 23, 2017 minutes as presented with a second by Mr. Floyd. Unanimous Vote of the six present. Motion Carried.

**TREASURER'S REPORT:** Mr. Chance made a motion to approve the February 28, 2017 Treasurer's Report as presented. Mrs. Wimberly seconded. Unanimous Vote of the six present. Motion Carried.

**APPOINTMENTS:** There were no appointments.

**NEW BUSINESS:** Mrs. Sherling and Attorney Brown presented a new project that has now been passed to the Authority to handle. Previous discussions had been held by the County Commission. Project Algonquin, a solar project, will be submitting a proposal in the upcoming round of RFPs issued by Georgia Power. Based on terms of this project being the same as the HelioSage project, Attorney Brown will prepare a draft MOU for future approval by the Authority board.

Mrs. Sherling presented the possibility of leasing out the current Authority office space to the Community Health Care Services in order to allow expansion of their services to the county. This would be in conjunction with the location of the ambulance service in the building. Discussion of possible office space ensued and included the Authority's former offices to be offered by the County. That space would need extensive clean-up and refurbishment at the expense of the Authority. Another possibility discussed was to investigate a building that is currently for sale in the county to see if the seller would entertain a price of \$110,000 with the difference in the actual appraised price and the offered price to be taken as a charitable donation to the Authority. Mrs. Nobles made a motion to allow Mrs. Sherling and Attorney Brown to investigate the possibilities and make a possible offer after checking with CHCS to ascertain their acceptance of a new lease rate of \$1750 with an extended lease. Unanimous Vote of the six present. Motion Carried.

**ONGOING BUSINESS:**

**ELECTION OF OFFICERS** – after postponing election of officers at the February meeting until after training, an election was held. Mrs. Nobles made a motion to elect Mr. Chance as chairman, seconded by Mrs. Wimberly. Unanimous Vote of the six present. Motion Carried. Mrs. Nobles then made a motion to elect Mr. Floyd as Vice-Chair, seconded by Mr. Stephens. Unanimous Vote of the six present. Motion Carried. Mrs. Wimberly then nominated Mrs. Nobles to remain as the Secretary/Treasurer, seconded by Mr. Floyd. Unanimous Vote of the six present. Motion Carried. Mrs. Nobles then made a motion to have the interim chair, Mr. Stephens, continue to sign checks until all signature cards at both the Bank of Dudley and SunTrust could be executed during the first week of April.

**AMBULANCE PROGRAM UPDATE** – Mrs. Sherling reported that the ambulance is tentatively scheduled to be parked on site April 1. As soon as a date is confirmed, announcements will be made in the media. Funds that had been pledged are now being paid.

**LAND CLEARING** – Mrs. Sherling announced that the Authority has been awarded a \$401,000 OneGeorgia Equity grant, as applied for by the Authority with assistance from the Middle Georgia Regional Commission. This will allow the Authority to move forward with site preparation for the 53-acre tract and the finishing of Connie Davis Drive. A grant package is expected within the next two weeks.

**PROJECT SOLAR 2017** - Attorney Brown and Mrs. Sherling met with representatives of First Solar to finalize negotiations of the terms to be included in the company's submission of a proposal to Georgia Power. All terms were acceptable to the company except the building permit fee which is substantially higher than any other county in the US. The company further stated they would investigate whether their suppliers could pay Twiggs County the sales tax on all materials used by the project which could amount to almost \$200,000. That will be determined in future discussions. Attorney Brown recommended that the Authority continue to work with the County to bring the permit fee in line with other commercial scale projects in hopes that the fee would be lowered to \$240,000. Mr. Floyd made a motion, seconded by Mrs. Stephens, to allow the Authority's upfront fee from the project to be used to reduce the permit fee down to \$240,000 if the County cannot meet the needs of the project. Unanimous Vote of the six present. Motion Carried.

**EXECUTIVE DIRECTOR'S REPORT:**

**LONG RANGE PLANNING RETREAT** – the retreat was held just prior to the called meeting and received good reviews from the 21 people in attendance from the County Commission, City Council, Board of Education and Development Authority. Commissioner Ford nominated Mrs. Sherling as Convener for future sessions to be held at least every six month or more often, as needed to address county-wide concerns.

**CEDOP** – It was decided that the Authority and all other invited guests would attend the CEDOP in Atlanta, to be hosted by Oconee EMC and TriCounty EMC, on Tuesday, May 9. Mrs. Sherling will notify Alaina Reeves.

**EXECUTIVE SESSION** – No executive session was needed.

**ADJOURN:** Mrs. Nobles made a motion to adjourn. Mr. Stephens seconded. Unanimous Vote of the six present. Motion Carried. The meeting ended at 5:30 PM.

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Mr. Eddie Stephens, Interim Chairman

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Mrs. Cindie Nobles, Secretary-Treasurer

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Mr. Douglas Chance, Newly Elected Chairman