

**DEVELOPMENT AUTHORITY OF THE CITY
OF JEFFERSONVILLE AND TWIGGS COUNTY
CALLED MEETING**

May 21, 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, Board Members. Mrs. Judy Sherling, Executive Director, Mr. Kevin Brown, Attorney. Absent: Mrs. Edna Roberts, Mr. Michael Scott Sinclair, Board Members.

INVOCATION: Mr. Eddie Stephens

VISITORS: Meredith Lipson

MINUTES: Mr. Floyd made a motion to approve the Minutes of the April 26, 2018 Meeting as presented with a second by Mr. Stephens. Unanimous Vote of the five members present. Motion Carried.

TREASURER'S REPORT: Mr. Floyd made a motion to approve the April 30, 2018 Treasurer's Report as presented. Mr. Stephens seconded. Unanimous Vote of the five members present. Motion Carried.

APPOINTMENTS: Meredith Lipson of Mauldin & Jenkins Accounting presented the findings of the 2017 Audit. She issued an "unmodified clean opinion" that all financials for the Development Authority are in order for fiscal year 2017. Mrs. Nobles made a motion to accept the audit report, seconded by Mrs. Wimberly. Unanimous Vote of the five members present. Motion Carried. Mrs. Sherling will file the bound copies and distribute to the County and to SunTrust Bank, as required. Mrs. Sherling will provide the DCA sign-on information to Mrs. Lipson for filing of the Authority's annual financial report to the state.

NEW BUSINESS: Mrs. Sherling proposed a future joint training session for the Authority, City and County where each group's specific responsibilities could be explained by an attorney. In light of the fact there could be new members on the board in the future, this training would also fulfill the requirements. After discussion, it was determined that it is the responsibility of each governing entity to receive training and know the laws. No further action was taken.

ONGOING BUSINESS:

PROJECT SOLAR 2017 – First Solar has requested a timing change to allow for the final closing on the land. A Second Amendment to the MOU is being prepared for signatures by the County Commission, Tax Assessors Board and Tax Commissioner as well as the Authority's chair and the company representative. After further discussion, Mrs. Nobles made a motion to authorize the Authority Chair to sign the Second Amendment, when ready, to close on the bonds on or before Oct. 31, 2018 and no later subject to such provisions as are needed to meet the requirements of the County. Mrs. Wimberly seconded. Unanimous Vote of the five members present. Motion Carried.

The board further instructed Mrs. Sherling to have a conversation with the First Solar representative concerning the possibility of push-back by the county. She is to reaffirm that a June 29 closing is still possible. She will also suggest a down-payment on the building permit to allay any fears that the project will be further delayed. It was noted in the discussion that there could be a possible Phase 2 to this project and that other projects are watching Twiggs County to see how this project is handled. It was noted that First Solar has tremendous power to influence future projects and any resistance on the part of the County or others could negatively impact our future ability to bring in major projects.

EQUITY grant update – Mrs. Sherling reported that the striping of the roadway has not been completed, in part due to the rainy weather we have experienced. She will continue to push for completion and has notified the engineers that no further draws will be paid until the project is completed. The engineers will retain 5% of the total payment until the roadway reaches a state of acceptability, including a strong growth of grass on the embankments. Upon approval of the engineers, the final payment will be made and the grant will be closed out. Additionally, the engineers requested that the Authority pay for the work done in December related to the GDOT requirements totaling \$1,342.50. Mrs. Nobles made a motion to pay, seconded by Mr. Floyd. Unanimous Vote of the five members present. Motion Carried.

At this time, Mr. Stephens left the meeting.

QUIT CLAIM – Attorney Brown presented a quit claim deed for the required signatures by the sellers of the roadway. Mrs. Sherling will file the original Powers of Attorney for the Petree family partnership and have them recorded along with the signed Quit Claim deed. She will also travel to Dexter to obtain the signature of Roy Malone. All of the signatures and filings should be complete by Tuesday, May 22, 2018.

HOLLINGSWORTH OPTION – Mrs. Sherling reported that she had a phone conversation with Tom Wortham of The Hollingsworth Companies. Will Blackwell is no longer with the company. Further, the company does not wish to continue the option but will “remain friends” and continue to look for projects for this industrial park. Mrs. Sherling will make all necessary changes in marketing materials and the Authority’s website.

RURAL ZONE – Mrs. Sherling continues to prepare the Rural Zone application due in August.

Update for 14072 US80 building

Mrs. Sherling reported the following updates:

- The State Properties Commission has given notice that DFCS, the sub-lessee, will vacate Unit A at the end of May if the Authority is in agreement.
- Mr. Powlas will do any required repair work on the building in June.
- Mrs. Sherling presented a possible lease rate to offer a for-profit business of \$950 per month (NNN).

Mrs. Wimberly made a motion to approve all of the above, seconded by Mr. Floyd. Unanimous Vote of the five members present. Motion Carried.

Additionally, Mrs. Sherling reported that Mr. Powlas has repaired the rear fencing, purchased and installed two (2) new poles, and reconnected the fence’s tie-downs at a cost of \$250.

EXECUTIVE DIRECTOR’S REPORT

Mrs. Sherling asked the Authority’s wishes concerning possible cancellation of the June 28th meeting. Since all will be in town that week, the meeting will be scheduled as per usual.

The Authority’s website is being updated. New photos are still needed for Mr. Chance, Mr. Floyd, Mr. Sinclair and Mrs. Roberts. We will wait to see if there are changes on the board appointees in June.

Several members of the Authority along with Mrs. Sherling attended the 10th Anniversary recognition of Academy Sports + Outdoors.

A Realtor from Southern Land Exchange visited the county and toured several properties with Mrs. Sherling. They also discussed a possible office in Twiggs County and Unit A is a possibility.

Mrs. Sherling reported that a sales representative for Macon Steel visited and presented a possible solution for any needed wastewater infrastructure installation or expansion. The system is from NewTerra and has strong potential for under-developed areas of the county.

Mrs. Sherling also reported that she will be attending several off-site meetings related to the base and MGEA’s upcoming Think Tank project.

EXECUTIVE SESSION – there was no need for an Executive Session.

ADJOURN: Mrs. Nobles made a motion to adjourn, seconded by Mr. Floyd. Unanimous Vote of the four members present. Motion Carried. The meeting ended at 8:11 PM.

Mr. Douglas Chance, Chairman

Mrs. Cindie Nobles, Secretary-Treasurer