

**DEVELOPMENT AUTHORITY OF THE CITY
OF JEFFERSONVILLE AND TWIGGS COUNTY
REGULAR MEETING
September 28, 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, Board Members. Mrs. Judy Sherling, Executive Director, Mr. Kevin Brown, Attorney. Absent: Mr. Derrick Height, Mrs. Edna Roberts, board member.

VISITORS: Mr. Steve Belcher

MINUTES: Mr. Stephens made a motion to approve the Minutes of the August 24, 2017 Meeting as presented with a second by Mrs. Wimberly. Unanimous Vote of the five members present. Motion Carried.

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

APPOINTMENTS: Mr. Belcher discussed issues related to GDOT permitting for the new road. After discussion, Mr. Floyd made a motion to approve a resolution to deed Connie Davis Drive to the county after grant work is completed. Second by Mr. Stephens. Unanimous Vote of the five members present. Motion Carried.

A pay voucher for the initial work done through the grant was presented by Mr. Belcher with discussion on how the pay process will work. Mrs. Nobles made a motion to process the pay application for \$32,933.32 and to process a check to pay the contractor after funds have been drawn down. Mrs. Wimberly seconded. Unanimous Vote of the five members present. Motion Carried.

NEW BUSINESS:

Mrs. Sherling presented an opportunity to allow GDOT to remove dirt from the entry to the 259-acre tract on Hwy. 96 to be used to fill a sink hole on Hwy. 18. The board decided to have Mrs. Sherling further explore options in a discussion with Jack Reed of GDOT to see what is possible concerning utility line movement using GDOT's \$245,000 grant money for Twiggs County's utility work along Highway 96. Mr. Floyd made a motion to allow Mrs. Sherling to explore options with GDOT asking them to engineer an entrance road and take out dirt subject to the final approval by county engineers, recognizing this could involve moving the water line. Second by Mrs. Wimberly. Unanimous Vote of the five members present. Motion Carried.

At this time, Mr. Belcher left the meeting.

ONGOING BUSINESS:

Progress report for 14072 US 80 building – Mrs. Sherling reported that DFCS is now occupying Unit A and has paid the two months' rent for August and September. Further, the tenant in Unit B continues to pay rent on time and a deposit was transferred from The Summit Group to the Authority for this tenant. Mrs. Sherling then presented a request by Middle Georgia Community Action Agency to rent unit C. Mr. Floyd made a motion to allow MGCAA to lease Unit C for \$500 per month for 12 months with an increase to \$600 at the end of the first year, to be discussed at the time of renewal. A one-month deposit would be required. In addition, the motion made included a 30-day cancellation on the part of the tenant and a 60-day cancellation on the part of the Landlord (Authority) if notification is given in writing. The lease would be triple net. Mr. Stephens seconded the motion. Unanimous Vote of the five members present. Motion Carried.

Mrs. Nobles made a motion to approve expense of \$320 to cover materials, labor and mileage to have Bill Powlas purchase the materials and do the labor to put down new flooring and toe molding in the bathroom of Unit C in preparation for new tenant. Mr. Stephens seconded. Unanimous Vote of the five members present. Motion Carried.

EXECUTIVE DIRECTOR'S REPORT

Project Avi – Mrs. Sherling reported that the prospect has released the option and no further communication has been received since the weekend of Hurricane Irma when the contact indicated they were impacted by the storm. This was presumed to be the impact of Hurricane Harvey on their Texas location.

Project Solar 2017 – A Conditional Use Permit was submitted to the county on this date (Sept. 24) to be heard and permitted in October. An announcement is anticipated by October 25.

Retail prospect – Mrs. Sherling met with the prospect and showed the building adjacent to the Authority's new location on behalf of the property owner. The prospect will look at other locations, indicating the requested rent was too high. Mrs. Nobles made a motion to have the property line marked and to get a quote to remove the existing fencing. Mr. Floyd seconded. In further discussion, the Authority addressed the safety of removing the fence and having cars drive over the adjacent lawn to our parking lot. Unanimous Vote of the five members present. Motion Carried.

DCA Awards dinner – Mrs. Sherling reported that she plans to attend the DCA Awards Dinner in Savannah on Oct. 4 and asked for approval of the \$50 expense for the dinner. Mr. Floyd made a motion to approve, seconded by Mrs. Nobles. Unanimous Vote of the five members present. Motion Carried.

Landlord Agreement with Ga Power – Mrs. Sherling presented an option for the board's consideration to enter into a Landlord Agreement with GA Power that would prevent power being turned off in the four units if a tenant should vacate. This would prevent paying additional deposits and would keep consistent temperatures in the building even if a unit is vacant. Mrs. Wimberly made a motion to enter into the agreement, seconded by Mr. Stephens. Unanimous Vote of the five members present. Motion Carried.

NETGEAR box replacement – Mrs. Sherling reported that the Netgear box has stopped working and needs to be replaced at a cost of \$153.98. Mrs. Wimberly made a motion to approve, seconded by Mrs. Nobles. Unanimous Vote of the five members present. Motion Carried.

Office Use for other county groups – Mrs. Sherling asked the Authority's opinion on having other county groups such as the Board of Education, Chamber or non-profits use the Authority's office for special meetings or training. The Authority was concerned about this causing the Senior Center to lose revenue. Mrs. Sherling will look into the matter further and bring additional information to the Authority at the October meeting.

EXECUTIVE SESSION – no Executive Session was needed.

ADJOURN: Mrs. Nobles made a motion to adjourn. Mrs. Wimberly seconded. Unanimous Vote of the five present. Motion Carried. The meeting ended at 8:45 PM.

Mr. Douglas Chance, Chairman
Treasurer

Mrs. Cindie Nobles, Secretary-