

**DEVELOPMENT AUTHORITY OF THE CITY
OF JEFFERSONVILLE AND TWIGGS COUNTY
REGULAR MEETING
Feb. 25, 2021**

6:30 P.M. Development Authority Office (with GoToMeeting optional)

PRESENT: Mr. Douglas Chance, Chair; Mr. Donald Floyd, Vice-Chair; Mrs. Cindie Nobles, Secretary-Treasurer; Mrs. Louise Wimberly, Mr. Eddie Stephens, Mrs. Tabitha Little, Board Members; Mrs. Judy Sherling, Executive Director. Attending by virtual meeting: Mr. Kevin Brown, Attorney. Absent: Mr. Dale Lumley, Board Member.

INVOCATION: Mr. Eddie Stephens

VISITORS: James Tidwell, Patrick Floyd, Mike Davis-Bleckley County Commissioner.

ANNOUNCEMENTS: There were no announcements.

MINUTES: Mrs. Little made a motion to approve the Minutes of the Jan. 28, 2021 Regular Meeting as presented with a second by Mrs. Little. Unanimous vote of the six members present. Motion Carried.

TREASURER'S REPORT: Mr. Floyd made a motion to approve the Jan. 31, 2021 Treasurer's Report, seconded by Mr. Stephens. Unanimous vote of the six members present. Motion Carried.

NEW BUSINESS:

- Mrs. Sherling announced that the County Commission had reappointed Mr. Chance and Mr. Floyd to the Authority board for another term. Mr. Chance's term will be Feb. 1, 2021 – Jan. 31, 2025. Mr. Floyd's term will be Mar. 1, 2021 – Feb. 28, 2025.
- A number of lights in Units A and D need to be replaced. Mrs. Nobles made a motion to allow Mrs. Sherling to hire an electrician to replace the lights with LED lighting in both units. Mrs. Little seconded. Unanimous vote of the six members present. Motion Carried.
- On the advice of Attorney Brown, it was suggested that the SunTrust account ending in xx979 be formally established as a Primary Savings account to become the depository for all future sale proceeds unless otherwise directed by the Authority. These funds will be primarily used for economic development or purchase of additional land, as approved by official board action. Mrs. Nobles made a motion to proceed with this action, seconded by Mr. Floyd. Unanimous vote of the six members present. Motion Carried.

ONGOING BUSINESS:

- Mrs. Sherling brought a concern about staffing. With COVID cases on the rise, she is concerned about bookkeeping for the Authority should she need to be out for an extended period. After discussion, the Authority asked her to contact the current firm in Dublin who does our annual accounting review to get a proposal for regular bookkeeping. This will also help with the annual audit. Any decision will be tabled until the February meeting.
- The Request for Proposals advertised in the Twiggs Times and through direct email from Middle Georgia Regional Commission to an approved list of vendors produced only one proposal from Ingram and Associates. Based on other grant activities by the county, the Authority will postpone its application until July. Once costs have been established, the Authority will need to establish how much can be done and matched by the Authority. Mr. Floyd made a motion to proceed with this plan, seconded by Mr. Stephens. Unanimous vote of the six members present. Motion Carried.
- Mrs. Sherling reported that the total proceeds for timber sales is \$6,833.84.
- An ongoing discussion concerning additional help in the office was considered with options presented. To hire an outside accounting firm would be cost-prohibitive. Another option would be to hire a part-time assistant for a number of hours at an established rate with a schedule to be flexible based on need. Mrs. Nobles made a motion to table the discussion until the March meeting so that Authority members could consider the best option. Mrs. Little seconded. To hire an outside accounting firm would be cost-prohibitive.

EXECUTIVE DIRECTOR'S REPORT:

Mrs. Sherling gave the following updates –

- Project Niblick is now Midway Distribution Center and is moving forward. A new investor is involved and the DRI study is now underway and in the comment period. Signs will be going up soon which should generate tenant traffic.

- Project A – the finalizing of this project will be discussed in Executive Session. The end of Nike Rd. has now been enclosed by the County.
- Mrs. Sherling requested vacation time March 17-19 for a conference in Atlanta unrelated to work.

EXECUTIVE SESSION – Mrs. Little made a motion to enter into Executive Session for the discussion of real estate, seconded by Mrs. Wimberly. Unanimous Vote of the six members present. Motion Carried. The meeting was closed at 7:26 PM.

Mrs. Little made a motion to return to open meeting, seconded by Mrs. Wimberly. Unanimous Vote of the six members present. Motion Carried. The meeting was opened at 7:43 PM.

Mrs. Nobles made a motion to sell 31.43 acres on Nike Rd. to HIGA Twiggs LLC and to authorize the Chairman to sign the Resolution and all other closing documents. The sale price is \$200,000. Mr. Stephens seconded the motion. Unanimous vote of the six members present. Motion Carried.

Mr. Floyd then made a motion to authorize the Chairman and Treasurer to reimburse the General Fund for expenses associated with the closing of this transaction. Mr. Stephens seconded. Unanimous vote of the six members present. Motion Carried.

ADJOURN: Mrs. Nobles made a motion to adjourn, seconded by Mrs. Little. Unanimous Vote of the six members present. Motion Carried. The meeting ended at 7:45 PM.

Mr. Douglas Chance, Chairman

Mrs. Cindie Nobles, Secretary-Treasurer