

**DEVELOPMENT AUTHORITY OF THE CITY  
OF JEFFERSONVILLE AND TWIGGS COUNTY  
REGULARLY SCHEDULED MEETING**

April 28, 2022

**6:30 P.M.** Development Authority Office, Chairman Douglas Chance presiding

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

**INVOCATION:** Mr. Eddie Stephens

**VISITORS:** There were no visitors.

**ANNOUNCEMENTS:** There were no announcements.

**MINUTES:** Mrs. Little made a motion to approve the Minutes of the March 24, 2022 meeting, seconded by Mrs. Wimberly. Unanimous vote of the five members present. Motion Carried.

**TREASURER'S REPORT:** Mrs. Little made a motion to approve the March 31, 2022 Treasurer's Report, seconded by Mr. Stephens. Unanimous vote of the five members present. Motion Carried.

**NEW BUSINESS:**

- Mrs. Sherling reported that repairs had been necessary in Unit C when it was discovered that the hot water heater was leaking. With permission to proceed from the officers, Mrs. Sherling purchased a water heater and contracted with Bill Powlas to install it in Unit C. The total cost of the purchase and installation was \$636.94. Mrs. Wimberly made a motion to ratify the purchase, seconded by Mrs. Little. Unanimous vote of the five members present. Motion Carried.
- Mrs. Sherling presented a new training program offered by the state known as Rural Development Institute. The first session will be June 7-9, 2022 in Valdosta. The community registration fee is \$2,500. Mrs. Sherling had already approached and received approval from Twiggs County to pay \$1,000 and from the City of Jeffersonville to pay \$500. Mrs. Little made a motion that the Authority pay the remaining \$1,000 and to reimburse Mrs. Sherling for travel expense to attend the June session. Mr. Stephens seconded. Unanimous vote of the five members present. Motion Carried.
- Mrs. Sherling announced that the cost of the annual SAGE renewal will be \$924. She will contact SAGE to make sure the fee is not for two licenses as has happened in the past. Mrs. Little made a motion to approve the additional cost of SAGE up to \$924, seconded by Mr. Floyd. Unanimous vote of the five members present. Motion Carried.

**ONGOING BUSINESS:**

- Project Metal – after presentation of the survey and further discussion, Mrs. Little re-affirmed the February vote to sell two (2) acres within the SR96 tract to CassLake Metal for a total cost of \$20,000 (\$10,000 per acre) but with an additional .09 acre tract adjoining at no extra charge in order to allow access to a public highway. Further, the Authority will grant easement by way of an existing driveway until construction of SR96 is further along and a permanent driveway can be established. She further motioned that the chair and secretary be allowed to sign all documents to close the transaction with the document to include a 24-month reverter clause if no construction has begun within twenty-four (24) months. Mr. Floyd seconded the motion. Unanimous vote of the five members present. Motion Carried.
- Project Midway – latest updates from the developer indicate that movement forward is imminent with a possible visit by investors within the next few weeks. Mrs. Sherling will provide lunch, if asked to do so by the developer. There is now involvement by another site selection firm.
- Health Education building – Mrs. Sherling distributed drawings and cost estimates for three possible levels of construction. She explained the various grant opportunities. Mrs. Wimberly made a motion to

proceed with grant applications, seconded by Mrs. Little. Unanimous vote of the five members present. Motion Carried.

- Annual audit – Mrs. Sherling announced that the books had been submitted to Mauldin & Jenkins for audit. Plans are to have a presentation for approval at the May meeting with final reports submitted to DCA by June 30.
- Project Malone – the possible housing project “Malone” was discussed with the Development Authority to act as a conduit for transfer of the land from the city to the project. There will be requirements added to the MOU that must be agreed to or the land will revert back to the Authority who will then transfer it back to the city. Mrs. Sherling will attend the May City Council meeting to discuss the matter at that time.
- Bylaws – no updates are ready for review yet.

### **EXECUTIVE DIRECTOR’S REPORT:**

Mrs. Sherling reported on the following topics:

- Mrs. Sherling reported that expenses for the Leadership retreat were higher than the \$1,000 previously approved. Mrs. Little made a motion to re-imburse Mrs. Sherling the additional \$268.29, seconded by Mrs. Wimberly. Unanimous vote of the five members present. Motion Carried.
- KaMin Solar – Mrs. Sherling explained the decision by KaMin to drop out of consideration for the renewable energy grant through Middle GA Regional Commission.

**EXECUTIVE SESSION** – No Executive Session was needed.

There being no further business to discuss, Mrs. Little made a motion that the meeting be adjourned, seconded by Mrs. Wimberly. Unanimous vote of the five members present. Motion Carried. The meeting adjourned at 7:53 PM.

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Mr. Douglas Chance, Chairman

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Mrs. Cindie Nobles, Secretary-Treasurer