

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

February 24, 2022

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

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

INVOCATION: Mr. Eddie Stephens

VISITORS: There were no visitors.

ANNOUNCEMENTS: Mrs. Sherling presented three additional items for the Agenda, to include: Bylaws Update; Expansions Solution proposal; and Election of Officers for 2022. Mrs. Little made a motion to add the three items to the agenda, seconded by Mr. Stephens. Unanimous vote of the five members present. Motion Carried.

MINUTES: Mr. Floyd made a motion to approve the Minutes of the January 27, 2022 meeting, seconded by Mrs. Little. Unanimous vote of the five members present. Motion Carried.

At this time, Mrs. Nobles entered the meeting (6:37 PM)

TREASURER'S REPORT: Mrs. Sherling explained a spreadsheet error that caused a mistake in the November and December Treasurer's Reports. The corrected reports were presented.

- Mrs. Little made a motion to accept the revised Nov. 30, 2021 Treasurer's report, seconded by Mr. Stephens. Unanimous vote of the six members present. Motion Carried.
- Mrs. Little made a motion to accept the revised Dec. 31, 2021 Treasurer's report, seconded by Mr. Stephens. Unanimous vote of the six members present. Motion Carried.

Mrs. Little then made a motion to accept the January 31, 2022 Treasurer's Report, seconded by Mrs. Wimberly. Unanimous vote of the six members present. Motion Carried.

NEW BUSINESS:

- Mrs. Sherling presented a request from the Twiggs County Chamber of Commerce to help sponsor the Dave Ramsey Personal Finance course for Twiggs County Middle/High School. Mr. Stephens made a motion to contribute \$350 toward the \$3500 sponsorship, seconded by Mrs. Little. Unanimous vote of the six members present. Motion Carried.
- Mrs. Sherling announced that we would be submitting the 2021 Audit books to TJS Deemer Dana in late March for review. The anticipated cost of \$1,300 is in the budget. No further action was needed.
- Mrs. Sherling and Attorney Brown announced the change of ownership for Richland Solar. This was an information item only.
- Mrs. Sherling presented the need for an update to the Authority's bylaws to include electronic meetings and voting. Attorney Brown will send a sample version of Statutory Bylaws to be used in updating the Authority's current bylaws. Mrs. Sherling will send the current bylaws to Mrs. Nobles to convert to text for easier editing. The revisions will be presented at the March meeting.
- Mrs. Sherling presented a \$3,800 package of advertising in Expansion Solutions. After discussion, the consensus was to hold off for now. No motion was made.

As the February meeting is the annual meeting for the Authority's new year, officer election was held. Mrs. Wimberly made a motion to retain the same officers: Douglas Chance as chair, Donald Floyd as vice-chair, Cindie Nobles as secretary/treasurer. Mrs. Little seconded the motion. Unanimous vote of the six members present. Motion Carried.

ONGOING BUSINESS:

- Project Metal – will need to discuss in Executive session
2022 Leadership Retreat – planned for March 30 at KaMin, the topic will be Healthcare. Mrs. Nobles made a motion to approve up to \$1,000 for lunch and other refreshments. The funds will come from the extra contribution made by Tri-County EMC. We will give them credit for the sponsorship. Mrs. Little seconded. Unanimous vote of the six members present. Motion Carried.
- Mixed Use zoning update – information item only – Mrs. Sherling reported that both the county and city are giving consideration to the addition of the PDE zoning addition to the existing ordinance.
- Project Midway – will be discussed in Executive session
- Health Education building – proposed drawings were distributed and comments made. It is the wish of the board that the plan be taken back to at least the size of the building in front, width of the building extended, space for mobile van parking added, and sub-let space included in floor plan. Mrs. Sherling will reply to the General Contractor to have the plan revised.
- Roof repairs – Mrs. Sherling reported that the roof repairs will be done Tuesday, Mar 1. The parking lot will be re-surfaced and striped after the weather stays above 55 degrees at all times.
- Mrs. Sherling reported on conversations with GDOT related to the driveway entrances to the 20-acre SR96 tract. These discussions are ongoing and will be presented as part of a larger plan. Board members asked Mrs. Sherling to consult with Engineer Tim Ingram to have a master layout of the tract done to include an access road and the 2-acre subdivision approved at an earlier meeting.

EXECUTIVE DIRECTOR'S REPORT:

Mrs. Sherling reported on the following topics:

- Housing developer project was here in the county. The discussion focused on affordable housing so Mrs. Sherling called in Mayor Williams to work with the group until such time as a mixed-use development is part of the discussion.
- The Logistics Summit will be in Macon March 16. We have two tickets as part of the sponsorship. Chairman Chance will attend with Mrs. Sherling.
- Mrs. Sherling will be in Atlanta for a conference on March 17 and will use vacation time for this day.

EXECUTIVE SESSION – Mrs. Little made a motion to enter into Executive Session, seconded by Mr. Stephens The meeting was closed to the public at 7:52. Upon completion, Mrs. Nobles made a motion to return to open session, seconded by Mrs. Little. The meeting re-opened at 8:41 pm.

Mr. Floyd made a motion to proceed as discussed in Executive Session concerning Project Midway, seconded by Mr. Stephens. Unanimous vote of the six members present. Motion Carried.

Mr. Nobles made a motion to proceed as discussed in Executive Session concerning Project Metal. Mr. Floyd seconded the motion. Unanimous vote of the six members present. Motion Carried.

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 six members present. Motion Carried. The meeting adjourned at 8:47 PM.

Mr. Douglas Chance, Chairman

Mrs. Cindie Nobles, Secretary-Treasurer