

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

March 24, 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 (by phone); Mrs. Judy Sherling, Executive Director. Absent: Mrs. Cindie Nobles, Secretary-Treasurer; Mr. Dale Lumley Board Member

INVOCATION: Mr. Donald Floyd

VISITORS: There were no visitors.

ANNOUNCEMENTS: Mrs. Sherling presented two additional items for the Agenda, to include: KaMin Solar Project and Malone Housing/Mixed Use Project. Mr. Floyd made a motion to add the two items to the agenda, seconded by Mrs. Wimberly. Unanimous vote of the five members present. Motion Carried.

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

TREASURER'S REPORT: Mrs. Wimberly made a motion to approve the February 28, 2022 Treasurer's Report, seconded by Mrs. Little. Unanimous vote of the five members present. Motion Carried.

NEW BUSINESS:

- Mrs. Little made a motion to approve repair work done by Bill Powlas, seconded by Mr. Stephens. Unanimous vote of the five members present. Motion Carried.
- Mrs. Sherling presented the KaMin Solar Project to include the USDA Grant administered by Middle Georgia Regional Commission. If awarded, the Authority would join in the application for the grant with KaMin paying the matching fees of \$200,000. The Authority would hold title on the equipment through the life of the project and then return the entire project to KaMin for a nominal fee at the end of the term of the grant. This project will allow KaMin to be more energy-efficient and earn environmental credits. Mr. Floyd made a motion to approve participation in the grant application, seconded by Mr. Stephens. Unanimous vote of the five members present. Motion Carried.
- Mrs. Sherling presented a proposal from Pastor Waymon Malone to construct a mixed-use development on land owned by the city. Attorney Brown explained how the process for this would need to work to be legal under Georgia's Gratuities Clause. The city would need to transfer the land to the Authority who would then enter into an agreement with Pastor Malone to meet certain minimum requirements for development of the project. Requirements would include job creation, minimum threshold of investment and a reasonable timeline for the development to take place. If terms are not met, the land would revert to the Authority who would then return it to the City. Mr. Floyd made a motion to allow the pass-through arrangements from the city to the project using a Memorandum of Understanding. Mrs. Wimberly seconded. Unanimous vote of the five members present. Motion Carried.

ONGOING BUSINESS:

- Project Metal – this project is ready to proceed. Mrs. Sherling presented a site plan, as requested by the Authority at the February meeting, showing the approximate location of the two-acre tract under contract. Surveyor Jerry Peacock will be contacted to further delineate the larger tract into 2-acre parcels with a designated right-of-way for an access road and utility easement. Mr. Floyd made a motion to move forward with the survey, seconded by Mrs. Wimberly. Unanimous vote of the five members present. Motion Carried.
- Project Midway continues to move forward. No action is required at this time.
- The Health Education updated layout was discussed with a possibility of having trees removed prior to the actual construction process. Mrs. Little made a motion to have Mrs. Sherling seek proposals through

an RFP that would be posted on the website for 30 days with letters to be sent to known timber companies in addition to the web posting. Mrs. Wimberly seconded. Unanimous vote of the five members present. Motion Carried.

- Mrs. Sherling announced that the parking lot re-surfacing would take place as soon as weather allows. No further action was needed.
- Mrs. Sherling also reported that the Financial Review for 2021 would take place March 31 to be done by Ryan Brinson at TJS-Deemer Dana from Dublin. Mrs. Sherling will also contact Project Midway to confirm that funds have been transferred to the Escrow Account. This information will need to be reported in the audit. After review, the books will be submitted for audit.
- Concerning the By-Laws update, Attorney Brown will send a template for use in updating the Authority's By-Laws.

EXECUTIVE DIRECTOR'S REPORT:

Mrs. Sherling reported on the following topics:

- The 2022 Annual Leadership Retreat will be held Mar 30 at KaMin's Training Room. Authority members Floyd, Nobles, Wimberly, Little and Stephens will participate.
- Mrs. Sherling reported on the recent Logistics Summit and the meeting with a possible new prospect.
- Mrs. Sherling reported that a restaurant is being planned for the adjacent building (Project Neighbor).

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 7:32 PM.

Mr. Douglas Chance, Chairman

Mrs. Cindie Nobles, Secretary-Treasurer