

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

September 22, 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; Mr. Kevin Brown, Attorney (by phone); Mrs. Judy Sherling, Executive Director. Absent: Mr. Dale Lumley, Board Member

INVOCATION: Mr. Floyd

VISITORS: There were no visitors.

ANNOUNCEMENTS: There were no announcements.

AGENDA ITEMS TO APPROVE: Two items were presented for addition to the Agenda: (1) Budget discussion; and (2) Academy attorney conflict resolution. Mrs. Little made a motion to add these items to the agenda, seconded by Mrs. Wimberly. Unanimous vote of the six members present. Motion Carried.

MINUTES: Mrs. Little made a motion to approve the Minutes of the August 25 regular meeting, seconded by Mrs. Wimberly. Unanimous vote of the six members present. Motion Carried.

TREASURER'S REPORT: Mrs. Little made a motion to approved the August 31 Treasurer's Report, seconded by Mr. Stephens. Unanimous vote of the six members present. Motion Carried.

NEW BUSINESS:

- Mrs. Sherling presented the draft budget for consideration and noted the need to request an additional \$5,000 from Twiggs County based on anticipated increases in costs of doing business. Having discussed this prior to the meeting with officers, Mrs. Sherling asked the Authority to ratify the decision to make this request of the county. Mrs. Nobles made a motion to ratify the decision to request additions funds, seconded by Mr. Floyd. Unanimous vote of the six members present. Motion Carried.
- Attorney Brown presented a possible conflict with a Seyfarth Shaw attorney in Houston who represented primarily retail division interests for Academy Sports + Outdoors while Attorney Brown represents this Authority and its involvement with the Academy Sport + Outdoors distribution center in Twiggs County. Mrs. Little made a motion to dismiss the conflict, seconded by Mr. Floyd. Unanimous vote of the six members present. Motion Carried.

ONGOING BUSINESS:

- Mrs. Sherling and Attorney Brown updated the Authority on the sale of land to Rozier Timber, as approved at the August meeting. A decision concerning the purchase of adjacent property will be the buyer's choice pending final surveyed acreage. The closing contract and documents on the initial purchase are being finalized and a date will be set for the actual closing of the sale.
- Project Midway – Mrs. Sherling discussed the issue concerning wetlands as presented to the SW Development by an independent environmental company in Atlanta. She is working with

the surveyor and engineering firms who did the initial environmental work on the site to send files to Contour Environmental to help them understand the correct boundaries. SW Development says it has completed 80% of the due diligence with this environmental issue the last outstanding concern before proceeding to closing.

- Project Hillandale – focus has been on the Midway site with the Hillandale development to follow closing on Midway.
- Health Education building – Mrs. Sherling reported that the grant has been submitted and environmental letters sent to twelve interested agencies. Replies are due back by Oct. 24. Should there be a hold-up by the Army Corps of Engineers, Mrs. Sherling will reach out to our Congressional team to urge a response. There are funds remaining to be awarded. The process takes a great deal of time.
- Project Malone – no recent contact has been made and the city has not proceeded with its part of the transaction to transfer the land to the Authority. Mrs. Sherling will reach out to Pastor Malone to see if he still has interest in the project.
- Mrs. Sherling announced that repairs have been made to the back of the building to stop seepage from the HVAC units and additional repairs will be made once the wood inside the doors has dried sufficiently.

EXECUTIVE DIRECTOR’S REPORT:

Mrs. Sherling reported on the following topics:

- **PROJECT KIM:** Mrs. Sherling announced new interest is being shown by Project Kim for different land. She will meet with him while in Atlanta to make introduction to the GDEcD representative Yoonie Kim.
- **PLANNED PUBLIC INFORMATION SESSION** – plans continue and may become multiple parts of the 2023 Leadership Conference in February.
- **BROADBAND** – Mrs. Sherling shared that she met with the WindStream rep who is overseeing the roll-out of broadband in the county based on the \$4M grant awarded to the county and WindStream.
- **COUNTY SEWER** – much discussion ensued about the county’s management of this project. The delays are costing us business as at least one retail project is now on hold.
- **SR96** – Mrs. Sherling has reached out to the GDOT project manager with no response.
- **VACATION** – Mrs. Sherling shared that she will need to be in Atlanta the entire week of Oct 3-6 and that she is scheduling meetings with prospects and state partners while there. She will also be doing grant-writing for the park project while in Atlanta.

EXECUTIVE SESSION – there was no need for an Executive Session.

There being no further business to discuss, Mrs. Nobles made a motion that the meeting be adjourned, seconded by Mrs. Little. Unanimous vote of the six members present. Motion Carried. The meeting adjourned at 7:18 PM.

Mr. Douglas Chance, Chairman

Mrs. Cindie Nobles, Secretary-Treasurer