

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

April 27, 2023

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, Mrs. Tabitha Little, Mr. Eddie Stephens; Board Members; Mr. Kevin Brown, Attorney, in attendance by phone; Mrs. Judy Sherling, Executive Director; Mrs. Ann Hogan, Administrative Assistant. Absent: Mr. Dale Lumley, Board Member.

INVOCATION: Mr. Donald Floyd

VISITORS: Steve Jones from the Taylor English Firm lawyers for Project Midway

ANNOUNCEMENTS: Congratulations were offered to Mrs. Nobles for the birth of her newest grandchild

ADDITIONS TO AGENDA:

1. Approval of Conference Room chair purchase
2. Discussion of land on Nike Rd.-executive session
3. Purchase of new smoke detectors for 101 Watson Units A and B

Mrs. Tabitha Little made the motion to accept changes to the Agenda. The motion was seconded by Mrs. Nobles. Unanimous vote by all six members present. Motion carried.

MINUTES: Mrs. Little made a motion to approve the Minutes of the March 30, 2023, rescheduled meeting with changes, seconded by Mrs. Wimberly. Unanimous vote of the six members present. Motion Carried.

TREASURER'S REPORT: Mr. Floyd made a motion to approve the March 30 Treasurer's Report, seconded by Mr. Stephens. Unanimous vote of the six members present. Motion Carried.

NEW BUSINESS:

Approval of 2023 Comprehensive Plan if available

The 2023 Comprehensive Plan was not available for presentation at the time of this meeting.

Real Estate Proposal-RFP for Agents

Mrs. Sherling proposed using an agent for future land purchases by the City of Jeffersonville and Twiggs County Development Authority in order to negotiate better deals. She will ask the Regional Commission to collect agents' referrals and proposals. This will not result in an exclusive relationship with only one agent. Motion to approve this proposal was made by Mrs. Nobles. Motion was seconded by Mrs. Little. Motion carried with a unanimous vote of the six members present.

OWL Speaker (or similar product) for conference room-See Ken's Stereo quote

Michael from Ken's Stereo Junction submitted a proposal in the amount of \$4,205 for the purchase of audio-video equipment to be installed in the Authority's conference room . This quote includes installation and labor costs. Motion to accept this proposal was made by Mr. Stephens. Mrs. Little seconded the motion. A unanimous vote was made by all six members present. Motion carried.

Conference Room Chairs

Mrs. Sherling presented a need for new conference room chairs. The current chairs are at least twenty-five years old and were gifted to the Authority from the Twiggs County Board of Education. At this time two of the chairs have broken. Each member was presented a handout of several styles and prices of chairs found at Staples. This purchase was tabled for now. The Board suggested looking in Warner Robins and other places for more options. Weight limit and ease of assembly were stated as reasons for lack of approval at this time. Another presentation will be made at the May Board meeting.

Smoke Detectors for Watson 101 Units A and B

Smoke detectors for 101 Watson Units A and B are ten years old and will need to be replaced soon. Eight detectors will need to be replaced at the cost of approximately \$500 each. The Board did not approve this purchase immediately but decided to wait until summer when construction begins on the new medical building.

Nike Road Property-executive session

This item was moved to Executive Session

ONGOING BUSINESS

Branding Campaign-RFP approval

The Regional Commission was asked to submit proposals to two firms, one in Macon, and one in Warner Robins that will provide the brand, colors, messages, etc. for all five Twiggs County entities. This is in an effort to limit pricing at this time and will have a limited scope. Motion to approve was made by Mr. Floyd with Mr. Stephens seconding the motion. A unanimous vote was made by all six members. Motion carried.

Update on Audit information item only The audit book has been turned in to Maudlin and Jenkins. There seems to be a different (new) person studying the information who has called the Authority with several questions to answer. This is routine procedure.

Project Midway

Mrs. Little made a motion, seconded by Mrs. Wimberly, to approve the sale of 54.2 (plus/minus) acres to SW Management, LLC and Municipal Transfer Company, LLC (known as Midway Distribution Center or MDC) at a cost of \$1,849,450 subject to closing costs, 5% commission to CBRE and a portion of the escrow fee. The \$25,000 paid in escrow will be credited to the final cost. The Authority also authorized the chairman and secretary-treasurer to sign all documents related to the closing of this sale. The Vote was unanimous among the six members present. Motion carried.

Project Hillandale-update-information item only

There is no update at this time.

Rozier Site

Mrs. Nobles made a motion, seconded by Mrs. Wimberly, to sell 28.64 (plus/minus) acres to Flatland Timber and Rusty Rozier at a cost of \$1000 per acre. The Authority has determined that there is no commercially viable use for this property except as a buffer to the adjacent Rozier Property. The Vote was unanimous among the six members present. Motion carried.

Nike Road Property

Mrs. Nobles made a motion, seconded by Mrs. Wimberly, to offer a quit-claim deed to Twiggs County for all remaining Authority-owned acreage on the north side of Interstate 16 (approximately 9-10 acres) subject to the county's agreement to cover all fees for conveyance, survey and title search in furtherance of our mission for public safety and welfare. The Vote was unanimous by all six members present. Motion carried.

Health Education Building-Update on Funding-information item only.

As prices for building materials are increasing, there is a need for a \$100,000 contingency fund plus another \$25,000 to administer the USDA grant. This money is to come later as needed as approved by Congressional discretionary spending. Updated information should come October 1, 2023. The new building could be completed by the end of this year. Upon its completion a new lease agreement for the properties on Watson will be necessary.

DIRECTOR'S REPORT

May 3-4 Training-update on registration

Board members who need this training have been identified, notified, and registered. The training is to begin May 3, 2023, and held at the Authority office. A second morning of training will be on May 4 at the Authority office. Ann Hogan, Assistant Director, will send out reminders that training begins at 8:00 AM on both days.

Ocmulgee River Trail meeting and Park Update

Several people attended this meeting. A comment was made stating it seemed that Bibb County was the only county being credited with the new river park and that Twiggs and Bleckley Counties should also be mentioned. Additional information will be coming at a later time.

Sewer Expansion

Work is beginning on the Connie Davis part of the sewer expansion. That part, as well as the hook up for the hotel, may be completed by mid-June. To further expand the sewer and bring water to additional locations in the county to promote growth and industry a municipal bond may be needed.

Project Kim

This project is continuing make progress in activities related to due diligence. The Kims are working on housing, manufacturing, and logistics. They have met with Monty Bloodworth in Planning and Zonin and are continuing the search for housing for their workforce. Sewer is on the way. City water is already at their site. Definite progress is being made.

Reminder: Vacation Plans May 1 and 2

Judy will be on vacation April 29-May 2.

EXECUTIVE SESSION (For real estate, legal and/or personnel):

Motion to enter Executive Session was made by Mrs. Little with the motion being seconded by Mrs. Nobles. The Vote was unanimous by the six members present. Motion carried.
Time: 7:43 PM

EXECUTIVE SESSION (For real estate, legal and/or personnel):

Motion to return to open session was made by Mrs. Little and seconded by Mrs. Nobles.
Time: 7:55. The Vote was unanimous by the six members present. Motion carried.

MOTION TO ADJOURN

There being no further business nor discussion Mrs. Little made a motion to adjourn the April 27, 2023 Meeting of the City of Jeffersonville and Twiggs County Development Authority Board, seconded by Mr. Stephens. The Vote to adjourn was unanimous by all six members present. Motion carried. The meeting adjourned at 8:00 P.M.

Mr. Douglas Chance, Chairman

Mrs. Cindie Nobles, Secretary-Treasurer