

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

December 1, 2022

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

PRESENT: Mr. Douglas Chance, Chair; Donald Floyd, Vice-Chairman; Mrs. Louise Wimberly, Mrs. Tabitha Little, Board Members; Mr. Kevin Brown, Attorney, was in attendance by phone; Mrs. Judy Sherling, Executive Director, Mrs. Ann Hogan, Administrative Assistant. Absent: Mrs. Cindie Nobles, Secretary-Treasurer, Mr. Dale Lumley, Mr. Eddie Stephens, Board Member.

INVOCATION: Mr. Floyd

VISITORS: There were no visitors.

ANNOUNCEMENTS: There were no announcements.

ADDITIONS TO AGENDA:

There were no additions to the Agenda.

MINUTES: Mrs. Little made a motion to approve the Minutes of the October 27, 2022, meeting, seconded by Mrs. Wimberly. Unanimous vote of the four members present. Motion Carried.

TREASURER'S REPORT: Mrs. Little made a motion to approved the October 31, 2022, Treasurer's Report, seconded by Mrs. Wimberly. Unanimous vote of the four members present. Motion Carried.

NEW BUSINESS:

Project Kim: Mrs. Sherling reported that Project Kim negotiations are moving forward. This is an \$84 million project that is expected to bring 180-200 jobs to Twiggs County. 60 days will be needed for closing to be completed. Additional meetings with Project Kim business partners will be planned as needed.

ONGOING BUSINESS:

BUDGET REPORT - County Funding: Mrs. Sherling stated the Authority's Budget for 2023 is expected to be approved at the December 15, 2022, meeting of the Twiggs County Commission. There is no final approval at this time as approval of the Authority budget was given at the October 27 meeting. Should a need for a budget change occur, a meeting will be called before the end of the 2022 fiscal year.

PROJECT ROZIER - Mrs. Sherling reported that Project Rozier is ready to close with earnest money being deposited. This project is in the 45-day due diligence period with final closing in January, 2023. Final selling price was \$12,500 per acre. Mrs. Wimberly made a motion to proceed to closing on these terms and at this sales price, seconded by Mrs. Little. Unanimous vote of the four members present. Motion Carried.

PROJECT MIDWAY Mrs. Sherling stated that no outside action has occurred at this time. She will check the Truist November bank statement to determine if the \$25,000 deposit has been made.

PROJECT HILLDALE - Mrs. Sherling reported that no action had happened on this project at this time. The project will be given until January, 2023, to take further action.

HEALTH EDUCATION BUILDING

The Authority is still expecting the letter that is needed from the Army Corps of Engineers in order for the grant application to move to the next phase. Senator Austin Scott's office has been contacted in an effort to acquire this letter.

EXECUTIVE DIRECTOR'S REPORT

REPORT ON THE WORKFORCE CONFERENCE - Mrs. Sherling stated the conference was very beneficial and well worth the attendance. The problem of housing was reported by all counties in Region 6 and across the state. Statistics show that providing incentives to workers such as flex hours and increased monetary provisions would be beneficial.

REPORT ON SEWER EXPANSION - The information provided by Mrs. Sherling gave January 2023, as the beginning of the work on the sewer expansion with the completion expected in March of 2023. This sewer expansion is much needed in attracting new business to Twiggs County.

Report on SR96 - Little has changed on the plans to improve SR 96. The EPD has not yet approved the third set of plans to be used. The Project Kim developers requested a driveway to be drawn into the plans for their property. This request was preliminarily approved by GDOT as reported by Mrs. Sherling.

There was no Executive Session needed at this meeting. All New Business, Ongoing Business, and Updating having been concluded and motion to adjourn was made by Mrs. Tabitha Little with Mrs. Louise Wimberly seconding the motion. The motion was approved by all four members present. The Meeting for December 1, 2022, was adjourned at 7:05 PM.

Mr. Douglas Chance, Chairman

Mrs. Cindie Nobles, Secretary-Treasurer