

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

February 23, 2023

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

PRESENT: Mr. Douglas Chance, Chair; Donald Floyd, Vice-Chairman; Mrs. Louise Wimberly, Mr. Eddie Stephens, 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, Mrs. Tabitha Little, Board Member.

INVOCATION: Mr. Stephens

VISITORS: There were no visitors.

ANNOUNCEMENTS: There were no announcements.

ADDITIONS TO AGENDA:

There were no additions to the Agenda.

MINUTES: Mrs. Wimberly made a motion to approve the Minutes of the January 26, 2023, meeting, seconded by Mr. Stephens. Unanimous vote of the four members present. Motion Carried.

TREASURER'S REPORT: Mr. Stephens made a motion to approved the January 31, 2023, Treasurer's Report, seconded by Mr. Floyd. Unanimous vote of the four members present. Motion Carried.

NEW BUSINESS:

ELECTION OF OFFICERS – this being the annual meeting of the Development Authority, election of officers is required. Mrs. Wimberly made a motion to retain the same officers to include Mr. Chance as Chairman, Mr. Floyd as Vice-Chairman and Mrs. Nobles as Secretary-Treasurer. Mr. Stephens seconded the motion. Unanimous vote of the four members present. Motion Carried.

ONGOING BUSINESS:

ANNUAL RETREAT – Mrs. Sherling announced that the catering cost would be \$1250 plus a gratuity of \$250. Expense for water and afternoon refreshments had already been approved at the January meeting. Mrs. Sherling asked to add an expense for eight (8) gift cards valued at \$25 each for each of the guests traveling from Valdosta as well as for the moderator. Mr. Stephens made a motion to approve the additional expense, seconded by Mrs. Wimberly. Unanimous vote of the four members present. Motion Carried.

CHCS LEASE - after discussing the anticipated expense over \$100,000 for the new building to be incurred by CHCS, as well as their \$5000 cash participation in construction costs, Mrs. Wimberly made a motion to leave the rent at \$1500 per month until September, 2023. Mr. Floyd seconded the motion. Unanimous vote of the four members present. Motion Carried.

HEALTH EDUCATION BUILDING – Mrs. Sherling provided an update on the USDA grant and the need for additional funding due to reduced funds from that grant source. Mrs. Wimberly made a motion to have Mrs. Sherling pursue all possible lending sources, seconded by Mr. Floyd. Unanimous vote of the four members present. Motion Carried.

OTHER ONGOING BUSINESS INCLUDED THE FOLLOWING INFORMATION ITEMS:

2022 Audit – Ryan Brinson from Symphona will be here on March 6 to review the books.

END-OF-YEAR reports – Mrs. Sherling shared a comparison of revenue and expenses for 2022 as compared to budget, showing the end of year financials included an additional \$2,607 in operating revenue, \$3,741 in unbudgeted expense for a net difference of (\$1,134) for the year. This was due to two large repair items for the building (roof repairs and parking lot striping) that could not be avoided. This reconciliation of

the operating budget does not include funds deposited or spent for major projects that are handled through the Truist account.

ROZIER PURCHASE – This transaction for the sale of 19.38 acres on SR96 has closed. Further discussion of the adjoining property is ongoing.

MIDWAY and HILLANDALE – these discussions were postponed until the March meeting when the attorney can be present.

PROJECT KIM – this project has made an offer on private land and is in the due diligence phase.

PROJECT MALONE – city has not been able to meet for two months due to lack of quorum.

PROJECT PETTIS – we continue to work with this property owner as several projects are interested in this site.

OCMULGEE NATIONAL PARK – there will be an upcoming meeting for staff members of Sen. Jon Ossoff with property owners in Twiggs.

EXECUTIVE DIRECTOR’S REPORT

OPEN RECORDS REQUEST FROM COUNTY – the county requested a number of records which were given to the County Attorney.

SEWER UPDATE – work has begun and should be complete by June.

VSU GRANT – VSU is applying for a USDA grant and has asked for Letters of Support that we have assisted in securing.

SR96 – work has begun on the widening project.

COUNTY COMPREHENSIVE PLAN – the last in a series of meetings will be held at this office Mar 1 to discuss land use and zoning.

MEETING DATE CHANGE – the board was reminded of the change of date to Thursday, March 30.

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 Mr. Stephens with Mrs. Wimberly seconding the motion. The motion was approved by all four members present. The Meeting for February 23, 2023, was adjourned at 7:19 PM.

Mr. Douglas Chance, Chairman

Mrs. Cindie Nobles, Secretary-Treasurer