

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

January 26, 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. Stephens

VISITORS: There were no visitors.

ANNOUNCEMENTS: There were no announcements.

ADDITIONS TO AGENDA:

SideBar Training for 2023 for anyone needing required training was added to the agenda. Mrs. Sherling will let those who need this know the dates. Mr. Floyd made the motion to add this to the agenda, seconded by Mrs. Little. Unanimous vote of the six members present. Motion carried.

MINUTES: Mrs. Wimberly made a motion to approve the Minutes of the December 1, 2022 meeting, seconded by Mrs. Little. Unanimous vote of the six members present. Motion Carried.

TREASURER'S REPORT: Mr. Floyd made a motion to approve the Nov. 30, 2022 Treasurer's Report, seconded by Mrs. Little. Unanimous vote of the six members present. Motion Carried.

Mr. Stephens made a motion to accept the Treasurer's Report for December 31, 2022. Mrs. Little seconded the motion. Unanimous vote by the six members present. Motion carried.

NEW BUSINESS:

Mrs. Sherling presented training opportunities through Seyfarth Shaw to attend annual training as required. She will notify board members of the four sessions to be held in 2023 by zoom so they may register to attend. Information item only.

Mrs. Wimberly brought to attention the need for Mrs. Sherling to have a cell phone dedicated to the use of the Authority. Mrs. Sherling and Mrs. Nobles will meet at Verizon to make the purchase of the phone and phone plan. Mrs. Little made a motion to approve the purchase of a cell phone and plan to be used by Mrs. Sherling for Authority business. Mrs. Nobles seconded the motion. Unanimous vote by six members present. Motion carried.

TriCounty EMC has given \$1000 to be used by the Authority for Retreat expenses. There may be extra expenses for location and food provided for breakfast and lunch by Kountry Kitchen. There may be other incidental expenses as well. Theme for the Retreat is branding and quality of life issues. Facilitator, presenters and final date are pending at this time. Mr. Floyd made a motion to approve extra spending above the funds donated by TriCounty EMC for the 2023 Retreat, seconded by Mrs. Wimberly. Vote was unanimous by the six members present. Motion carried.

End of Year reports for 2022 will be presented at the February meeting.

New lease agreement for Community Health Care System is pending at this time. The lease agreement may be renegotiated as new grant information is released. Mrs. Sherling will contact Carla Belcher to discuss. No action was taken. Information item only.

Although there has been no response at this time to an email sent to Maudlin and Jenkins, Mrs. Nobles made a motion to continue the use of this firm for the 2022 Audit. Mrs. Little seconded the motion. Vote was unanimous by the six members present. Motion carried.

ONGOING BUSINESS:

Project Rozier has proceeded to closing and ready to be finalized, and recorded with the Clerk of Twiggs County as approved at the Dec. 1, 2022 meeting. A fee of \$1,165 will be paid from the Truist checking account to cover the cost of the final survey and plat recording. Proceeds from the sale will be refunded to the Truist savings account. The motion to pay from the Truist checking account was made by Mr. Floyd. Mr. Stephens seconded the motion. A unanimous vote was made by the six members present. Motion carried.

Project Midway: Mrs. Sherling reported on the latest activity for Project Midway. The deadline for closing is April 6. She has asked the developers for a closing schedule. The buyer needs to provide a title objection in order to request removal of any existing clauses. This is an information item only.

Project Hillandale: This project has met the January deadline for payment of earnest money and will now have additional time to proceed to closing. We will proceed with a drawdown from the escrow account. The buyer needs to provide a title objection in order to request removal of any existing clauses. This is an information item only.

Project Kim: this project is in private negotiations on land. This is an information item only.

Project Malone (city): Mrs. Sherling will discuss this further with the city at the Feb. 13 council meeting. This is an information item only.

Project Pettis: a developer visited this office to discuss potential use of the land. He will continue discussions with the owner. The Authority is unable to provide some of the resources requested by this developer. This is an information item only.

Ocmulgee National Park: Mrs. Sherling reported that she met with Seth Clark and Angie Gheesling concerning shared interests in this project. It will most likely come out of committee and proceed to the floor of the US House of Representatives during the 2023 session. This is an information item only.

Health Education Building: Mrs. Sherling reported on efforts related to the USDA grant and asked for a resolution from the Authority, if needed, and permission to have the chairman and secretary/treasurer sign the resolution. Mr. Floyd made to motion to allow the resolution and signatures, seconded by Mr. Stephens. A unanimous vote was made by the six members present. Motion carried.

EXECUTIVE DIRECTOR'S REPORT:

Mrs. Sherling reported on the following topics:

- **SEWER EXPANSION UPDATE** – Mrs. Sherling stated the sewer project had been delayed but that work should be starting soon. This should help the situation with the Suburban Inn on

Highway 96 which is having many issues with their septic system and could be closed at any time. A vote to proceed is expected at the February 2 Commission meeting.

- **UPDATE ON SR 96** - After completing three reviews with GDOT the work on Highway 96 has now begun.
- **DCA Reporting Workshop-summary of information** - Mrs. Sherling attended this training session and learned of the importance of both financial compliance and the Service Delivery Strategy (SDS) to a community's ability to apply for grant funding. She stated that there is a plan to have the City of Jeffersonville possibly in compliance by the end of August.
- **Comp Plan** - Fifteen to twenty people attended the Comp Plan meeting at the Authority on January 26, 2023. Additional meetings are scheduled soon. If a request is made in a grant, it must be stated as one of the goals in the Comp Plan.
- **MLK Holiday** The office was closed for this holiday.
- **Work out of town** – Mrs. Sherling needs to be in Alpharetta Feb. 6-8 and requested permission to use it as work time as she will be handling business remotely. Mrs. Nobles made a motion to approve this plan, seconded by Mrs. Little. A unanimous vote was made by the six members present. Motion carried.
- **Scheduling Conflict** - The Board meeting scheduled for March 23, 2023 has been moved to March 30, 2023 due to a conflict in Mrs. Sherling's schedule. Mr. Stephens made a motion to change the meeting date, seconded by Mrs. Little. A unanimous vote was made by the six members present. Motion carried.

Executive Session - There was no Executive session at this meeting.

Adjourn - There being no further business to discuss, Mrs. Wimberly 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 7:37 PM.

Mr. Douglas Chance, Chairman

Mrs. Cindie Nobles, Secretary-Treasurer