

**DEVELOPMENT AUTHORITY OF THE CITY  
OF JEFFERSONVILLE AND TWIGGS COUNTY  
REGULARLY SCHEDULED MEETING  
May 25, 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; Board Members; Mr. Kevin Brown, Attorney; Mrs. Judy Sherling, Executive Director; Mrs. Ann Hogan, Administrative Assistant. Absent: Mr. Dale Lumley and Mr. Eddie Stephens; Board Members.

**INVOCATION:** Mr. Donald Floyd

**VISITORS:** None

**ANNOUNCEMENTS:** Appreciation was expressed to Attorney Brown for the provision of dinner.

**ADDITIONS TO AGENDA:**

There were no additions to the Agenda.

**MINUTES:**

Mrs. Sherling stated that a correction had been made to the March Minutes which had previously been approved with changes. Minutes for the April 27, 2023 meeting were approved. Motion to accept the minutes for the April 27, 2023 meeting was made by Mr. Donald Floyd; seconded by Mrs. Tabitha Little. Unanimous vote by the five members present. Motion carried.

**TREASURER'S REPORT:**

Mrs. Louise Wimberly made a motion to approve the April 27, 2023 Treasurer's Report; seconded by Mr. Donald Floyd. Unanimous vote by the five members present. Motion carried.

**NEW BUSINESS:**

**Approval of 2023 Comprehensive Plan**

Pages 11-19 of the Economic Comprehensive Development Plan were presented for review and discussion. These pages contained information about needs and opportunities for Twiggs County. Critical needs throughout the county include housing, infrastructure, improvement in schools, and retail and service establishments. A motion was made to accept these pages of the Comprehensive Plan by Mrs. Cindie Nobles with the motion being seconded by Mr. Donald Floyd. Unanimous vote by five members present. Motion carried.

**Federal Withholding Tax Issue**

An overpayment of withholdings occurred in 2022. After several calls to the IRS that issue was corrected. The Authority owed \$0 in this matter.

A second issue has occurred due to more than \$2500 per quarter being paid in withholdings. A fine of \$468.76 must be paid and an electronic account must be set up for payment. The Authority is currently waiting on the PIN for that account to be received from EFTRS. The payment will be made monthly on line. A check in the amount of \$468.76 will be mailed tonight as payment for the fine. Motion was made to set up this electronic payment account by Mrs. Cindie Nobles and seconded by Mrs. Tabitha Little. Unanimous vote by the five members present. Motion carried.

## **ONGOING BUSINESS**

### **Update on Audit**

No action on the 2022 Audit has occurred at this time. Maudlin and Jenkins has taken on a new partner who wants to review everything. The review should be completed by June 22, 2023, and will then be submitted. Information item only.

### **Project Midway**

Project Midway has closed with payment of \$1,755,477.50 being paid into the Truist savings account. A motion was made by Mr. Donald Floyd and seconded by Mrs. Louise to authorize Mrs. Judy Sherling to search for several Interfy accounts for public monies in which to transfer these funds. Unanimous vote by five members present. Motion carried. Additional information will be submitted at the next Board meeting.

### **Project Hillandale-update-information item only**

No new information has been provided at this time. However, more should be made known in August.

### **Rozier Site**

The sale of 28.64 acres on Highway 96 to Flat Woods Land Company, LLC closed. This site is environmental/archaeological acreage that will be used for storing equipment for the company. The Authority received payment of \$28,640 with \$25 being taken for wire transfer leaving \$28,615 being deposited into the Authority's Truist savings account.

### **Health Education Building-Update on Funding**

The design-build method for the new health educational building has been submitted and approved by USDA. Mrs. Sherling has created a checklist of fourteen items that all entities working on this project collectively can complete as work progresses. A Right of Way certificate for the City of Jeffersonville and attorney's opinion was signed May 25, 2023. The motion to approve the Right of Way Certificate was made by Mrs. Tabitha Little and seconded by Mrs. Cindie Nobles. Unanimous Vote by five members present. Motion carried.

### **Project Kim**

Mr. Kim and his investors are considering a housing project for those employed at this site. Closing on the land purchase in mid-June unless an extension is granted. Information item only.

## **DIRECTOR'S REPORT**

### **May 3-4 Training-update on registration**

Board members who needed to complete eight hours of SideBar training have so done. Certificates were presented and will be filed with DCA with the annual audit for this year.

### **Utilities Update on Connie Davis**

Work has begun 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. If the hotel hooks into the new system before everything is finished, there will be no fee charged to them. If not, a hook-up fee will be charged. Oconee EMC is in the process of installing three-phase power lines.

### **Office Closing**

The Authority Office will be closed Monday, May 29, for Memorial Day. A motion was made by Mrs. Tabitha Little and seconded by Mr. Donald Floyd to add Juneteenth to the list of Federal holidays to be celebrated by this Authority. Unanimous vote by five members present. Motion carried.

**Participation in School Events**

Mrs. Sherling attended Twiggs County High School’s Honors Day events. She was also on the Board Evaluation Panel for the school system.

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

There was no Executive Session at this meeting.

**MOTION TO ADJOURN**

There being no further business nor discussion, Mrs. Little made a motion to adjourn the May 25, 2023 Meeting of the City of Jeffersonville and Twiggs County Development Authority Board, seconded by Mrs. Cindie Nobles. The vote to adjourn was unanimous by all five members present. Motion carried. The meeting adjourned at 8:08 P.M.

The City of Jeffersonville and Twiggs County Development Authority will next meet on June 22, 2023 at 6:30 P.M.

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Mr. Douglas Chance, Chairman

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Mrs. Cindie Nobles, Secretary-Treasurer