

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

August 24, 2023

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

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

**INVOCATION:** Mr. Eddie Stephens

**VISITORS:** Debbie Brantley and Annette Lamay

**ANNOUNCEMENTS:** There were no announcements.

**ADDITIONS TO AGENDA:** There were no additions to the Agenda.

**MINUTES:**

Mrs. Louise Wimberly made the motion to approve the Minutes from the July 27, 2023 Board meeting. The motion was seconded by Mr. Eddie Stephens. Unanimous vote by the six members present. Motion carried.

**TREASURER'S REPORT:**

Mr. Donald Floyd made the motion to approve the July 31, 2023 Treasurer's Report; seconded by Mrs. Louise Wimberly. Unanimous vote by the six members present. Motion carried.

**NEW BUSINESS:**

**Request for repairs at 101 Watson**

Ms. Carla Belcher made a request to make repairs to the existing building at 101 Watson while the new facility is being built using the same contractor in an effort to save money. Mrs. Cindie Nobles made the motion to remove carpet, paint interior, repair the bathrooms, and complete repaving the parking lot as needed. This will be completed by an informal bid and presented in September when a new lease is negotiated. Money for these repairs will not be paid from the USDA Grant funds, but instead will be paid from the Authority's funds. Mr. Eddie Stephens seconded the motion. Motion carried by unanimous vote of six members present.

**Reestablishment of the Jeffersonville DDA**

There was discussion of reestablishing the Jeffersonville DDA in conjunction with Retail Strategies.

Mrs. Sherling requested approval for this office to handle finances for the DDA. This office already handles annual registration. City Council has approved. This would move the park project and funds to DDA to oversee. A separate account would be opened to maintain separation of funds between the Authority and the City. Mrs. Sherling would not be involved in the DDA. This was an information item only.

**Mileage for Mrs. Ann Hogan**

Mrs. Hogan is making several trips to the bank and post office weekly. Mrs. Tabitha Little made the motion to pay Mrs. Hogan \$10 monthly or \$30 quarterly for mileage. Mrs. Hogan will keep a record of mileage. Motion was seconded by Mr. Donald Floyd. Motion carried by the unanimous vote of six members present.

**ONGOING BUSINESS**

**Update on Verizon Phone**

The new Authority business phone is expected to arrive on Monday, August 28. There was a \$49 charge on the Authority credit card for the phone. Information item only

**Update on Site Prep**

The County helped prepare for the State visit by filling in the large hole and chaining it off to prevent injuries. An alternate area for visitation was mowed. Discussion centered around prospects that need natural gas. Mr. Donald Floyd made the motion for Mrs. Sherling to initiate conversations with the County concerning extending natural gas lines to

possible manufacturing sites in the Industrial Park. Mrs. Cindie Nobles seconded the motion. The motion passed by the unanimous vote of six members present.

#### **Update on 2024 Budget**

Currently there is no request from the County for the 2024 Budget for the Authority. The 2024 Budget should include funds for Mrs. Sherling to train a new Director for this Authority. Money for this training will be taken from the Authority's funds.

#### **Health Education Building**

All plans have been submitted to USDA for approval. The next steps will be signing the contract, scheduling the pre-con meeting with Dublin Construction, and having the Grant closing. Mrs. Tabitha Little made the motion for the Board officers to be able to sign the necessary documents. Mr. Eddie Stephens seconded the motion. Motion carried by unanimous vote of six members present.

#### **Project Midway**

Project Midway has had a site visit from a Tier-1 auto supplier. They have requested natural gas service. Mrs. Sherling will take this request before the County Commissioners.

#### **Project Kim**

Project Kim is currently making financial arrangements requesting bonds for title. They have been in discussion with Mr. Kevin Brown, the Authority's legal advisor.

#### **Project Hillandale**

The State Project Manager report suggested the Authority begin site clean-up for better presentation to prospects. Also, manufacturers will need natural gas. Mrs. Sherling has met with Engineer Tim Ingram to discuss RFP for driveway into the site in conjunction with the work being done on Highway 96.

#### **DIRECTOR'S REPORT**

##### **New Prospect.**

Project Dham is a new prospect along with other state projects.

##### **Update on Utilities at Exit 24.**

Utilities at Exit 24 are within three weeks of being completed. Power lines are being run.

##### **Participation in Conference with Schools**

Mrs. Sherling plans to participate in October in an EDP conference call in which the Authority and the local school system continue to work together.

##### **MGEA report on ACT Boot Camp and Local Team**

Mrs. Sherling is making weekly prep calls every Friday concerning the upcoming ACT Boot Camp visit to Atlanta on September 14.

#### **EXECUTIVE SESSION**

There was no Executive Session for this meeting.

#### **Motion to Adjourn**

Mrs. Tabitha Little made the motion to adjourn the August 24, 2023 meeting of the city of Jeffersonville and Twiggs County Development Authority. Mrs. Louise Wimberly seconded the motion. Motion carried by the unanimous vote of six members present.

The meeting adjourned at 7:50 P.M.

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Mr. Douglas Chance, Chairman

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Mrs. Cindie Nobles, Secretary-Treasurer