

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

July 27, 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; Board Members; Mr. Kevin Brown, Attorney, by phone; Mrs. Judy Sherling, Executive Director; Mrs. Ann Hogan, Administrative Assistant. Absent: Mr. Dale Lumley and Mrs. Tabitha Little, Board Members.

INVOCATION: Mr. Donald Floyd

VISITORS: Debbie Brantley

ANNOUNCEMENTS: Mr. Jack Wood has resigned as Fire Chief/EMA Director of Twiggs County and is returning to Laurens County.

ADDITIONS TO AGENDA:

1. RDI-Retail Strategies program
2. Marketing strategies change-LoopNet, Trade and Industry

Mrs. Louise Wimberly made the motion to add these two items to the Agenda for this meeting. Motion was seconded by Mr. Eddie Stephens. Motion carried by the unanimous vote of the five members present.

MINUTES:

Mr. Donald Floyd made the motion to approve the Minutes from the June 2, 2023 Board meeting. The motion was seconded by Mrs. Louise Wimberly. Unanimous vote by the five members present. Motion carried.

TREASURER'S REPORT:

Mrs. Louise Wimberly made a motion to approve the May 25, 2023 Treasurer's Report; seconded by Mr. Donald Floyd. Unanimous vote by the five members present. Motion carried.

NEW BUSINESS:

Change in marketing Strategies-LoopNet

Mrs. Sherling presented a change in marketing strategies with LoopNet. The prior listings (\$225/month) and premium ad (\$109/month) will move up to the Gold Package @ \$495/ month. This package will keep all the current benefits but will include the addition of more advertising for a commitment of six months. Mrs. Cindie Nobles made the motion to approve paying \$495 for this change, seconded by Mr. Eddie Stephens. Motion carried by the unanimous vote of the five members present.

Change in Marketing Strategies-Trade and Industry

Mrs. Sherling presented a change in online advertising through Trade and Industry. Mrs. Louise Wimberly made the motion to increase the online advertisement fee for three months in the amount of \$3,500 for the audience extension package. Mrs. Cindie Nobles seconded the motion. The motion carried with the unanimous vote of the five members present.

Retail Strategies Grant

Mrs. Sherling presented the Retail Strategies Grant through RDI and USDA. This is a \$25,000 grant which the Authority will need to pay a match of \$2,500. The benefits of this grant include attendance for up to five people at a session in Valdosta in October of this year plus one year of advisement from Retail Strategies. Retail Strategies will also work with the Authority for one year to develop strategies for attracting business to our county. Mr. Eddie Stephens made the motion for the Authority to pay the \$2,500 matching amount for this Retail Strategies

Grant. Mr. Donald Floyd seconded the motion. The motion carried with the unanimous vote of the five members present.

Future Sale of Property

Mrs. Nobles made a motion to confirm the Authority's policy to reserve this Hillandale tract for competitive, end use projects that have a significant jobs and investment commitment. Mrs. Wimberly seconded. Unanimous vote by five members present. Motion carried.

Purchase of Gifts for Advertising

Ann Hogan presented information relating to the purchase of merchandise for Mrs. Sherling to take with her to an upcoming meeting with state project managers in September, 2023. Items discussed were Tree Seed Matchbook and Mini Bamboo Blossom Kits. Mrs. Louise Wimberly made the motion to purchase 250 units of the Mini Bamboo Blossom Kits for \$827.75, seconded by Mrs. Cindie Nobles. Motion carried with the unanimous vote of five members present.

After discussion of gifts to be purchased. Mrs. Wimberly made a suggestion that our supply of pens be restocked. This expense is within the Director's discretionary spending amount.

Site Prep

Mr. Floyd made a motion for the Authority to seek proposals for establishing a driveway into the Hillandale tract and to ask the County to repair damage done to the property. This request for proposals will include the right of the Authority to reject and all proposals submitted. Mr. Stephens seconded the motion. The motion carried with the unanimous vote of all five members present.

2024 Budget

Mrs. Sherling began discussions of the 2024 budget and recommended no increase in the request for funding from the County's appropriation. Additional funds may be needed due to the end of the Richland Solar bond fee. Mrs. Nobles made several suggestions to be considered as the budget is presented. The first draft will be present in August for discussion with a final version presented in September and a vote at the October meeting. Information item only.

ONGOING BUSINESS

Health Education Building Because of other issues going on in our Federal Government, Senator Ossoff was unable to provide money to the contingency fund for the new Health Education Building. Mrs. Sherling stated that fund could need up to \$120,000 for price increases and grant management to complete this project. Mrs. Cindie Nobles made the motion for the City of Jeffersonville and Twiggs County Development Authority to provide funds of up to \$120,000, if necessary, for the completion of the project. Mrs. Louise Wimberly seconded the motion. Motion carried with the unanimous vote of the five members present.

Project Midway

No further action is needed on Project Midway. This property is now listed on CBRE.

Project Kim

Project Kim has stalled. However, a backup plan is in place, if needed.

DIRECTOR'S REPORT

Utilities update on Connie Davis

Sewer lines are run and the hotel is working on connecting.

Participation in school TCPS-EDP

Mrs. Sherling participated in TCPS-CTAE Board training.

Meet in the Middle Lunch

Mrs. Sherling attended a luncheon with existing industry, EDP and Twiggs County Public School System.

Housing Project

City of Jeffersonville and Twiggs County Development Authority and Wilkinson County Development Authority will meet together to discuss housing opportunities for both counties.

Vacation Plans for Judy

Mrs. Sherling may need to take some vacation days in August to be in Alpharetta.

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. Cindie Nobles made a motion to adjourn the June 22, 2023 Meeting of the City of Jeffersonville and Twiggs County Development Authority Board, seconded by Mrs. Louise Wimberly. The vote to adjourn was unanimous by all five members present. Motion carried. The meeting adjourned at 8:01 P.M.

The City of Jeffersonville and Twiggs County Development Authority will next meet on August 24, 2023 at 6:30 P.M.

Mr. Douglas Chance, Chairman

Mrs. Cindie Nobles, Secretary-Treasurer