

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

October 26, 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 and Mr. Eddie Stephens, Board Members; Mr. Kevin Brown, Attorney; 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:** There were no announcements.

**ADDITIONS TO AGENDA:** None

**MINUTES:**

Mrs. Louise Wimberly made the motion to approve the Minutes from the September 28, 2023 Board meeting. Motion was seconded by Mr. Donald Floyd. Motion carried by the unanimous vote of five members present.

**TREASURER'S REPORT:**

Mr. Donald Floyd made the motion to approve the September 30, 2023 Treasurer's Report; seconded by Mrs. Louise Wimberly. Motion carried by the vote of five members present.

**NEW BUSINESS:**

**Staffing Proposal**

This item was moved to Executive Session.

**Georgia Trend Proposal for 2024**

This item was put on hold until further notice.

**Approval of Auditor and Rate for 2023 Audit**

The Board discussed continuing to use Symphona for the 2023 audit preparation and Mauldin & Jenkins as the auditor. The Authority has used different accountants within Mauldin & Jenkins, thus satisfying the need to change auditors every three years. Mrs. Cindie Nobles made the motion to continue using Mauldin & Jenkins for the 2023 Audit with the approved expense of \$7,000 to include the AARF reporting to DCA. Mrs. Louise Wimberly seconded the motion. The motion was approved with the unanimous vote of five members present. Mrs. Sherling will request a letter of engagement from Mauldin & Jenkins.

**ONGOING BUSINESS**

**Health Education Building**

A preconstruction meeting will be held Tuesday, October 31, 2023, during which payment arrangement from the USDA Grant will be discussed. It is hoped that construction on the new facility will begin at the end of 2023 or in January of 2024.

**Update on 2024 Budget**

The labor portion of the Authority's 2024 budget preparation will be updated after tonight's meeting. Although there has been no official notification at this time, there are good indications for approval from the county. The final version of the 2024 budget will be presented for approval at the November 30 Board meeting.

**Project Midway**

Project Midway has been renamed Project Dham going forward. This is a Tier 1 auto supplier for manufacturing and logistics that has shown interest in Twiggs County.

### **Project Kim**

The Kim's are still working on finding financing for their project.

### **Project Hillandale**

GDOT is moving ahead with widening GA Highway 96. The Authority has plans to meet with Tim Ingram on November 1, 2023 to discuss marking the driveway for the Hillandale Project. This property is currently being advertised on LoopNet.

### **DIRECTOR'S REPORT**

#### **Retail Strategies**

A one-day trip to Valdosta has been planned for December 11-12, 2023. The meeting can include up to five people from Twiggs County. The purpose of this meeting is to work with Retail Strategies to develop plans to bring businesses to downtown Jeffersonville and Exit 24.

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

All of the pump parts needed for completion of this project have not arrived at this time.

#### **Participation TCPS-EDP**

Mrs. Sherling recently attended a virtual meeting with this organization. We should have the final vote for acceptance into the program by early 2024.

### **ACT PROGRESS REPORT**

The authority will host a "tailgate" lunch on Wednesday, Nov. 1, 2023 to facilitate this organization. An expense report will be submitted at the meeting on November 30, 2023.

### **MGEA**

These meetings have been focused on workforce development which is a major market issue.

### **NEW PROSPECTS**

Other than Hyundai, there is no activity statewide due to increased interest rates, political conflicts worldwide and the upcoming election year.

### **VACATION**

Mrs. Sherling spoke with the board about vacation days to be taken the week of Thanksgiving and a few days during Christmas.

### **Executive Session**

Mrs. Nobles made the motion to enter Executive Session. Mrs. Wimberly seconded the motion. Motion was approved with the unanimous vote of five members present. Time 7:12 P.M.

Mrs. Nobles made the motion to return to regular session. Mr. Stephens seconded the motion. Motion was approved by unanimous vote of five members present. Time 7:52 P.M.

In open session, Mrs. Nobles made a motion to proceed with personnel changes as discussed in Executive Session concerning the Director and Office Manager positions with changes to begin January 1, 2024. Mr. Stephens seconded the motion. Unanimous vote of five members present. Motion approved.

Mrs. Nobles then made a motion to purchase a laptop and other equipment as recommended in Executive Session using the current IT company now regularly servicing the Authority's IT needs with the purchases not to exceed \$5,000. Mrs. Wimberly seconded the motion. Unanimous vote of five members present. Motion approved.

**Motion to Adjourn**

Mrs. Louise Wimberly made the motion to adjourn the October 26, 2023 Board meeting. Mr. Donald Floyd seconded the motion. The motion was approved by unanimous vote of five members present. Time 7:55 P.M.

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Mr. Douglas Chance, Chairman  
Treasurer

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Mrs. Cindie Nobles, Secretary-