

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

September 28, 2023

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

PRESENT: Douglas Chance, Chairman; Donald Floyd, Vice-Chair; Mr. Eddie Stephens, and Mrs. Tabitha Little; Board Members; Mr. Kevin Brown, Attorney; Mrs. Judy Sherling, Executive Director; Mrs. Ann Hogan, Administrative Assistant. Absent: Mr. Dale Lumley; Board Member. Mrs. Louise Wimberly, Board Member; Mrs. Cindie Nobles, Secretary-Treasurer, arrived at 7:00 PM.

INVOCATION: Mr. Donald Floyd

VISITORS: Debbie Brantley

ANNOUNCEMENTS: There were no announcements.

ADDITIONS TO AGENDA: There were five additions to the agenda. These included:

1. Donation to the county for Fall Festival (sponsorship-\$2000)
2. MGRC transportation committee appointment
3. GEDA October meeting
4. Retail Strategies meeting in Valdosta
5. Website management proposal

Mrs. Tabitha Little made a motion to add these items to the agenda. Motion was seconded by Mr. Donald Floyd. Motion carried by unanimous vote of four members present.

MINUTES:

Mr. Eddie Stephens made the motion to approve the Minutes from the August 24, 2023 Board meeting. Motion was seconded by Mrs. Tabitha Little. Motion carried by the unanimous vote of four members present.

TREASURER'S REPORT:

Mr. Donald Floyd made the motion to approve the August 31, 2023 Treasurer's Report; seconded by Mr. Eddie Stephens. Unanimous vote by the four members present. Motion carried.

NEW BUSINESS:

Request for Donation for Twiggs County Fall Festival

Twiggs County Board of Commissioners requested the Development Authority make a \$2000 donation as sponsor for the Twiggs County Fall Festival to be held on November 4, 2023. This has not been budgeted and will be a one-time donation. Mrs. Tabitha Little made the motion to fund the Fall Festival as a one-time donation only in the amount of \$2000. Mr. Eddie Stephens seconded the motion. Motion carried by the unanimous vote of four members present.

MGRC and Georgia Department of Transportation Committee Appointment. This committee needs an appointment that will be effective for four months. Mrs. Tabitha Little made the motion to appoint Mrs. Judy Sherling for a period of four months to this committee. The motion was seconded by Mr. Eddie Stephens. Motion carried by the unanimous vote of four members present.

GEDA Lunch plus gas mileage

Mr. Donald Floyd made the motion that the Board pay \$50 fee for the GEDA luncheon and \$.625/mile toward gas for travel to and from this event. Mrs. Tabitha Little seconded the motion. Motion carried by the unanimous vote of four members present.

ONGOING BUSINESS

Request for work at 101 Watson if quotes are available.

One person has looked at the flooring at 101 Watson but did not submit a quote. Other than that, no quotes have been submitted. Mrs. Tabitha Little made the motion to extend the current rent contract for 101 Watson through December 2023. The motion was seconded by Mr. Eddie Stephens. Motion carried by the unanimous vote of four members present.

Update on 2024 Budget

A budget for 2024 was presented to the Board. It may need updating before final approval. Information item only.

Health Education Building

Workman's Comp insurance and construction insurance required by USDA have already been approved. The amounts are \$318 for WC and \$2760 for construction insurance will be payable to Sanford Group. Information item only.

Update on office cell phone purchase

Mrs. Sherling is now using the new business cell phone purchased from Verizon. Payment for the monthly fee has been worked out. Information item only.

Retail Strategies

The check written to RDI has been voided. A new check written to Retail Strategies has been written for the amount of \$2500 as replacement. A tentative workday for Retail Strategies has been set for November 2 for the local team. Mr. Donald Floyd made the motion to pay approximately \$350-\$400 for hotel, meals and mileage for the team to attend this meeting in Valdosta. Mrs. Tabitha seconded the motion. The motion passed with the unanimous vote of four members present.

Mrs. Cindie Nobles Board Secretary-Treasurer arrived at 7:00 P.M.

Web Hosting Proposal

Prestige has submitted a quote to the Authority for a web hosting proposal. The cost would be \$130 per month and would include the current \$68 we are paying for hosting and email. Hosting and email would still be included plus a re-design of the website on a new platform and ongoing maintenance including posting agenda and minutes monthly. This would add \$624/year for a total of \$1,440. Mrs. Tabitha Little made the motion to accept this proposal. The motion was seconded by Mr. Eddie Stephens. The motion carried by unanimous vote of five members present

Project Hillandale

No RFPs for construction of the entrance have been received at the time of this meeting. Mrs. Sherling will talk with Mr. Tim Ingram, civil engineer, about designing plans for a four-lane driveway to be set at the entrance to the Authority's property. A new RFP will be issued once design plans are complete. Information item only.

Project Midway

Although this property has been sold to investors, CBRE is still making contacts for re-sale of this property. Investors are concerned about the market at this point. Information item only.

Project Kim

The Authority should have a final answer from Project Kim concerning this property by October 1. They are still trying to get financing at this point. Information item only.

DIRECTOR'S REPORT

New Prospect.

Project Dham is a new prospect that is considering a new facility that would hire up to two hundred employees. Mrs. Sherling has spoken with the County Commissioners about natural gas which this project needs. This project would develop in stages with approximately of \$100M being spent within the five-year build-out using at least thirty-five of the fifty-four acres with the possibility of using the remaining acres of this tract.

Update on Utilities at Exit 24.

The Authority had the understanding that utilities were near completion at Exit 24 at our last Board meeting. Since then, we have been told that pumps were on back order. However, now parts for the needed pumps are arriving and the work is nearing completion.

Participation in Conference with Schools

On October 17 Mrs. Sherling plans to participate in a conference call for EDP along with Twiggs County Board of Education.

MGEA Report

Mrs. Sherling attended the project managers meeting in Atlanta. Thirty-six project managers were in attendance. Mrs. Sherling took a gift from Mr. Chuck Leavell and branded items the Authority had purchased. Ten counties in our region participated.

EXECUTIVE SESSION

There was no Executive Session for this meeting.

Motion to Adjourn

Mrs. Tabitha Little made the motion to adjourn the September 28, 2023 meeting of the city of Jeffersonville and Twiggs County Development Authority. Mr. Eddie Stephens seconded the motion. Motion carried by the unanimous vote of five members present. The meeting adjourned at 7:38 P.M.

Mr. Douglas Chance, Chairman
Treasurer

Mrs. Cindie Nobles, Secretary-