z

DEVELOPMENT AUTHORITY OF MONROE COUNTY

199 East Main Street

Regular Board Meeting

February 14, 2023, 8:30 a.m.

199 East Main St Forsyth, GA 31029

Minutes

The Development Authority of Monroe County (“the Authority”) regular board meeting was held at 199 East Main Street, Forsyth, GA on February 14, 2023 at 8:30a.m. Notice of the time, place, and purpose of said meeting was duly given to all Authority members and to the public, as provided in the Authority by-laws and by law.

The meeting was open to the public.

Development Authority Board members present were: Tom Baugh-Chairman, Jim Cole – Vice Chairman, Greg Head-Secretary/Treasurer, Greg Head. Directors- Phil Ham, Wendell Horne, Craig Craddock, George Emami and Greg Goolsby. Joyce White – Executive Director, Bob Harris-Attorney and Brandy Boynton-Admin Assistant. Guest Attendees: Kevin Brown, Attorney and Larry Najera, Web Designer

# Meeting Called to Order

Chairman Tom Baugh called the meeting to order at 8:31 a.m. and declared there was a quorum.

# Review and Approval of Agenda

Chairman Tom Baugh called for a motion to approve the agenda. Mr. Greg Head made a motion to approve the agenda. Mr. Phil Ham seconded the motion. The motion passed unanimously.

# Review and Approval of Minutes

Chairman Tom Baugh called for a motion to approve the minutes from the January 2023 meeting.

Mr. Greg Head made a motion to approve the minutes from January 2023. Mr. Phil Ham

seconded the motion. The motion passed unanimously.

# Review and Approval of Financials

Chairman Tom Baugh called for a motion to approve the financials from January 2023. Mr.

Greg Head made a motion to approve the financials from January 2023. Mr. Phil Ham

seconded the motion. The motion passed unanimously.

# New Business/Old Business

Director White introduced Mr. Larry Najera. Mr. Najera gave a presentation of the new

website design which he and Mrs. White have been working on. The new website is scheduled to go live

March 1. Board asked to review and suggest changes and feedback. Chairman Tom Baugh called for a

motion to approve spending $3500.00 for the new website design. Mr. Phil Ham made a motion to

approve spending $3500.00 for the new website design. Mr. Craig Craddock seconded the motion. The

motion passed unanimously.

Mr. George Emami informed the board that the Monroe County Commissions will not proceed with Impact Fees. Mr. Emami stated that he would like to see Monroe County continue to grow while keeping the character of the current Monroe County.

Attorney Kevin Brown prosented to the board proposed abatement schedules information and possibilities. He explained that the proposed schedules were competitive with South of Metro Atlanta, South Georgia and exceed incentive offerings in North of Metro Atlanta. These tax saving/schedules will be greatly beneficial to Director White when speaking with new potential developers/companies. These schedules were unique to the County only. Chairman Tom Baugh called for a motion to adopt the tax abatement schedules as proposed for use by the Development Authority of Monroe County subject to review by the Board of Education and County Commission Board. Mr. Greg Head made the motion and Mr. Wendell Horne seconded the motion. The motion passed with Mr. George Emami abstaining. Chairman Baugh asked Mr. Kevin Brown to please come up with two examples of dollar investment, number of jobs created scenarios that could be used to explain these two abatement schedules. Kevin Brown will speak with the county attorney first and then he and Director White will touch base with the Monroe County Commissioners as well as the Monroe County Board of Education on these schedules.

Chairman Tom Baugh stated to the board that he would like to move the Cadence Money Market Account to a United Bank Money Market Account. Mrs. White went over the options and rates with United Bank. Chairman Tom Baugh called for a motion to approve moving the DAOMC’s Money Market Account to from Cadence Bank to United Bank. Mr. Greg Head made a motion to move the DAOMC’s Money Market Account from Cadence Bank to United Bank. Mr. George Emami seconded the motion. The motion passed unanimously.

Mrs. White gave an update on the DDS Facility; the loan is basically closed with the exception of Greg Head signing a document. Once the loan is closed, Chairman Tom Baugh will execute the lease. She hopes to have this complete today, February 14, 2023. Director White brought up that the board will need to approve who will be authorized to draw cash from the loan. Chairman Tom Baugh suggested that Director Joyce White, Mr. Greg Head and Mr. Jim Cole have authorization to sign off on invoice payments however it was noted that those authorized would need to be on the Industrial Development Authority since this portion of the project is being developed by the Industrial Authority. A meeting will be scheduled with the IDI to discuss and make a decision.

**Executive Directors Report**

Director White informed the Board that she received a letter from Jim Hedges stating the DAOMC and MCIDA are both out of compliance with the DCA along with 4000 other authorities. Joyce has attended a class to see what is needed and will continue working to get the DAOMC in compliance with the Dept. of Community Affairs. The census for both the Development Authority and the Industrial Development Authority are up to speed. The IRMA insurance renewal is complete. Mrs. White updated the board on the property taxes at the IDI Logistics Park. We can’t seem to get reconciliation on properties taxes owed on property at IDI Logistics Park. Mrs. White has engaged Attorney Kevin Brown to help after exhausting other local contacts in Monroe County and IDI personnel for almost a year. Mr. George Emami asked that Director White please involve him in getting this situation remedied. This stems from a payment in lieu of taxes deal that was completed years ago. Director White reported that the DAOMC Facebook is finally up and running, Mrs. White with the help of Mr. Najera were able to gain control of the existing Facebook page without creating a new account and asked that the board find, follow and “like” this FB page. Director White has recently hired Amanda Allen to clean the DAOMC office once monthly. Director White informed the board that Tiffany Andrews-Middle GA Regional Commission, Sabrina Phelps-Central GA Technical College and Dr. Becky Brown have been persistent in asking her to plan and host an externship day. Monroe County has 14 teachers who will do an externship on April 10th, 2023. Mrs. White is to find three to four companies who will allow these teachers to come in and learn about the hiring needs of that company. The object is for teachers to help guide students down a pathway that will prepare them for a job in Monroe County when they graduate. Mrs. White’s recent meetings included the I-75 Corridor Meeting, the Monroe County Commissioners Meeting and spoke to the current Leadership Monroe Class of 2023.

**Executive Session**

Chairman Tom Baugh called for a motion to enter Executive Session. Mr. Phil Ham made a motion to

enter Executive Session. Mr. Craig Craddock seconded the motion. The motion passed unanimously.

Chairman Tom Baugh called for a motion to authorize the Chairman and Secretary to proceed with the

real estate matter as discussed in Executive Session.

Chairman Tom Baugh called for a motion to exit Executive Session. Mr. Craig Craddock made a motion to exit Executive Session. Mr. Wendell Horne seconded the motion. The motion passed unanimously.

# Other Business

# Adjournment

Chairman Tom Baugh called for a motion to adjourn at 10:41 a.m. Mr. Greg Head made a motion to adjourn. Mr. Wendell Horne seconded the motion. The motion passed unanimously.

Respectfully Submitted:

Brandy Boynton

Joyce White