DEVELOPMENT AUTHORITY OF MONROE COUNTY

199 East Main Street, Forsyth, GA 31029

Regular Board Meeting

January 9, 2024 8:30 a.m.

199 East Main Street

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 January 9, 2024, at 8:30 a.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, Directors- Mike Leverett, Wendell Horne, Craig Craddock, and Phil Ham via phone. Joyce White – Executive Director, Bob Harris-Attorney Kevin Brown-Attorney via phone.

# Meeting Called to Order

Chairman Tom Baugh called the meeting to order at 8:36 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. Craig Craddock 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 November 7, 2023, meeting. Mr. Greg Head made a motion to approve the minutes from the November 7, 2023, meeting. Mr. Craig Craddock seconded the motion. The motion passed unanimously.

# Review and Approval of Financials - None to approve

**New Business** – No New Business

# Old Business - Joyce White updated the Board on the DDS explaining. They are waiting on glass that was delayed and then DDS will set up their credit card machines to ensure they fit properly but will immediately remove them so these machines can be taken off site and programmed. Chairman Baugh went over the payments and invoices compared to the bids on the DDS project. He explained that we had almost depleted the monies in the industrial account, and we have made our first draw.

# Director White reported on Electric Cities of Georgia (ECG) and the purchase sale agreement has been signed and ECG is in due diligence and should close in April. She reminded the Board that ECG is purchasing twelve acres in the Indian Springs Business Park for a total of $465,000.

# Director White began explaining the Five Below MOU had been negotiated by Attorney Kevin Brown and called on Attorney Brown to further explain. Mr. Brown summarized this MOU transaction to the Board reporting that we added perspective and additional reporting requirements and additional qualifications regarding timeliness on Five Below meeting their reporting requirements and all has been approved by our Board, but Board of Assessors are yet to sign, and we are working on securing their signatures. Chairman Baugh reported that we had receive proceeds from the bond of $24,239 that was deposited into the Authority’s Money Market.

**Executive Session**

Chairman Tom Baugh called for a motion to enter Executive Session. Mr. Wendell Horne made the motion to enter Executive Session. Mr. Greg Head seconded the motion. The motion passed unanimously.

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

Chairman Tom Baugh called for a motion to authorize the Chairman Tom Baugh, and Executive Director Joyce Whtie to offer Project Iceman the proposal letter of inducements as listed subject to alterations made by Attorney Kevin Brown on acreage and dollar amount. Greg Head made the motion and Craig Craddock seconded the motion and it passed unanimously.

# Other Business - Director White reported on end-of-the year E-Civis, AARF and immigration reports that were due on December 31, 2023. She also reported on TV coverage the Authority received and televised on WMAZ regarding the success of 2023 and plans for 2024. Director White reported on the externship day we hosted on January 4, 2024, and it was successful. She also asked if the Authority wanted to host a table at the Chamber Awards banquet and she finished with a report on bank balances.

# As we closed, Jim Cole reiterated that it is imperative that the Authority finds land to purchase and develop. He suggested working with a real estate firm that might know of some land.

# Adjournment

Chairman Tom Baugh called for a motion to adjourn at 10:13 a.m. Mr. Mike Leverett made a motion to adjourn. Mr. Craig Craddock seconded the motion. The motion passed unanimously.

Respectfully Submitted:

Joyce White