 Development Authority of Monroe County

Regular Board Meeting

March 12, 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 March 12, 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, Craig Craddock, Greg Tapley, Phil Ham and Wendell Horne via phone. Joyce White – Executive Director, Bob Harris-Attorney

Guests Mickey Daniell and Trip Wilhoit

# Meeting Called to Order

Chairman Tom Baugh called the meeting to order at 8:32 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. Phil Ham made a motion to approve the agenda. Mr. Greg Head 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 February 13, 2024, meeting. Mr. Greg Head made a motion to approve the minutes from the February 13, 2024 meeting. 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 February 2024 financials. Mr. Phil Ham made the motion to approve the February 2024 financials and Mr. Craig Craddock seconded the motion to approve the February 2024 financials. The motion passed unanimously.

**New Business** – No New Business

# Old Business

# DDS: Joyce White updated the Board on the DDS explaining. They are open for business and the official ribbon cutting will be March 26 at 1:30 p.m. Director White said she wasn’t sure if the Governor was attending the ribbon cutting or not and was having difficulty getting answers to plan appropriately. The Dept. of Driver Services has provided forms to be filled out for those needing access badges. It was decided that Chairman Baugh, Vice Chair Jim Cole, Secretary Treasurer Greg Head and Joyce White should have badges. These badges would be needed in case of any emergency going on with the building or for periodic inspections. Director White updated the Board on dollars spent on the project and invoices left to pay and an outstanding change order.

# ECG: Director White reported on Electric Cities of Georgia (ECG) and asked Attorney Bob Harris to advise. All is moving well and we should close in April.

Chick-fil-A: Director White updated the Board that CFA closed Thursday, March 7, 2024, and $882k was deposited into the Money Market Acct on Friday, March 8, 2024, and work is beginning. The covenants took a great deal of time and attorney fees will be steep.

Executive Directors Report

Director White attended a BRECC meeting on March 6 with Eddie Rowland, Mark Dye, Jim Edwards, Joe Evans and with the Federal team on zoom.

Director White attended a Greater Career Works meeting with the Middle Georgia Economic Alliance.

Director White participated in a Plant Scherer tour with County Commissioners on February 23 and also met with contractor/developer J. A. Fielden who has been hired to construct an expansion at Encore/IPL. They requested incentives, but the project does not qualify.

Director White participated in Monroe County Day at the Capitol on March 6.

Director White conveyed the invitation for everyone to attend the College and Career Academy groundbreaking on March 15 at 12:00 noon.

Executive Session

Chairman Tom Baugh called for a motion to enter Executive Session. Mr. Greg Head made the motion to enter Executive Session including Trip Wilhoit and Mickey Daniell. Mr. Craig Craddock 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. Greg Tapley seconded the motion. The motion passed unanimously.

Motion was called for by Chairman Baugh declaring Jim Cole having a conflict of interest regarding the Hwy 18 property and would need to recuse himself from discussions regarding same. Mr. Craig Craddock made the motion that Jim Cole should recuse himself when matters in the Hwy 18 Development were being discussed by the Board and Mr. Mike Leverett seconded the motion and the motion carried unanimously.

Chairman Tom Baugh appointed a land committee consisting of Phil Ham, Craig Craddock, Greg Tapley and Greg Head and chaired by Tom Baugh. The land committee is charged with looking at LOI’s submitted to Trip Wilhoit for a portion or portions of the Highway 18 development.

# Adjournment

Chairman Baugh called for motion to adjourn. Mr. Craig Craddock made the motion to adjourn and Mr. Greg Tapley seconded the motion to adjourn. The motion was unanimous, and the meeting adjourned at 9:51 a.m.

Respectfully,

Joyce White