DEVELOPMENT AUTHORITY OF MONROE COUNTY

199 East Main Street

Regular Board Meeting

May 9, 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 May 9, 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, Directors- Wendell Horne, Craig Craddock, Phil Ham, Michael Leverett and Greg Goolsby. Joyce White – Executive Director, Bob Harris-Attorney were also present. Guest Mickey Daniell was in attendance.

# Meeting Called to Order

Chairman Tom Baugh called the meeting to order at 8:30 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 April 2023 meeting.

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

seconded the motion. The motion passed unanimously. Chairman Baugh then called for a motion to approve the minutes from the special May 1, 2023, meeting. Greg Head made the motion to approve, and Phil Ham seconded the motion to approve the May 1 minutes and the motion passed unanimously.

# Review and Approval of Financials

Chairman Baugh called for a motion to approve the March Financials. Phil Ham motioned to approve the March financials and Greg Head seconded the motion. The motion to approve March financials passed unanimously. Chairman Baugh then called for a motion to approve the April financials. Phil Ham made the motion and Greg Head seconded the motion to approve the April financials and the motion passed unanimously.

# New Business

Executive Director White brought up whether or not the Development Authority would or would not pay commissions to a realtor who brings a project to fruition. Attorney Bob Harris suggested that the Authority should think about when a realtor brings a buyer for a parcel of land owned by the Authority that the Authority raise the price of that parcel by the same percentage of the commission and therefore the selling price would cover the commission. Mike Leverett suggested we raise the price 10 percent to cover commission. Chairman Baugh called for a motion to allow Director White to negotiate commissions on a per transaction basis. Greg Head made the motion, Mike Leverett seconded the motion and the motion passed unanimously.

Director White also mentioned Five Below’s groundbreaking for the 336,000 sq. ft. expansion to be held May 10, at 10:00 a.m. for those who could attend.

**Old Business** – Director Jim Cole brought the Board up to speed on where we are with the Driver’s License facility and expressed how important the countertops inside the facility are in moving guests through the que and enable faster customer service and licensing. He explained that DDS had initially committed to pay for these countertops but now are finding their budget will not cover. DDS is not backing away from their commitment, but we are working through paying for them initially and their monthly lease payment goes up to cover the cost of the countertop. The DDS facility should be operational in October. We did receive a change order to put in another bathroom and that is being done and will also be covered in the lease payment. Exec. Director White summarized for those who were not at the April meeting that George Emami will now be purchasing .39 acres in addition to the 3.04 acres he was already buying for his tiny home manufacturing but keeping the total sales price the same as originally negotiated which is $258,400. Ms. White also updated the board on the progress Fred and Tyler Dungan are making on the retention pond at Indian Springs. Executive Director White updated the board that due diligence is still ongoing, and the Authority received a Buyer’s Title Objection notice. Bob Harris explained to the Board that this is not unusual.

Chairman Baugh introduced our guest Mickey Daniell who greeted the Board and explained the growth going on in Georgia. He said land with infrastructure is getting difficult to find. He also said battery plants are still looking for locations, and the demand for electricity is growing.

**Executive Directors Report**

Director White covered most of her report in new business and old business but did report that the abatement schedule we presented to the Monroe County Commissioners at their last meeting passed unanimously. She added that she, Chairman Baugh and attorney Kevin Brown would be presenting to the Board of Education this same evening, (May 9).

**Other Business**

Jim Cole asked Mickey Daniel for his thoughts on what size tract of land should the Development Authority look at purchasing for future projects. Mr. Daniell recommended 200 acres. There was discussion about various parcels in the county, but the consensus seemed to be that the Authority should look at purchasing the Newton Tract and ask the County to partner with the Authority. Director Jim Cole said that he would like to task Executive Director White with the task of securing the Newton Tract.

**Executive Session**

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

Chairman Baugh called for a motion to exit Executive Session. Wendell Horne made the motion to exit and Mike Leverett seconded the motion and the motion passed unanimously.

# Adjournment

Chairman Tom Baugh called for a motion to adjourn at 9:39 a.m. Mr. Mike Leverett made a motion to adjourn and Mr. Greg Goolsby seconded the motion. The motion passed unanimously.

Respectfully Submitted:

Joyce White