DEVELOPMENT AUTHORITY OF MONROE COUNTY

199 East Main Street

Regular Board Meeting

September 13, 2022, 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 September 13, 2022 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 (by phone), Jim Cole – Vice Chairman, Greg Head – Assistant Secretary/Treasurer Directors- Wendell Horne, Phil Ham, Craig Craddock, Michael Leverett and George Emami. Joyce White – Executive Director, Bob Harris-Attorney and Brandy Boynton-Admin Assistant.

# Meeting Called to Order

Vice Chairman Jim Cole called the meeting to order at 8:30 a.m. and declared there was a quorum.

# Review and Approval of Agenda

Vice Chairman Jim Cole called for a motion to approve the agenda. Mr. Phil Ham made a motion to approve the agenda. Mr. Michael Leverett seconded the motion. The motion passed unanimously.

# Review and Approval of Minutes

Vice Chairman Jim Cole called for a motion to approve the minutes from the August 9, 2022 meeting. Mr.

Phil Ham made a motion to approve the minutes from August 2022. Mr. Craig Craddock seconded the

motion. The motion passed unanimously.

# Review and Approval of Financials

Vice Chairman Jim Cole called for a motion to approve the financials from August. Mr.

Phil Ham made a motion to approve the financials from August. Mr. Wendell Horne

seconded the motion. The motion passed unanimously.

# New Business/Old Business

Executive Director White informed the Board that Chairman Tom Baugh has been speaking with other counties about how other counties select abatement schedules. Other counties have worked with attorneys and have created a set formula(s) based on certain criteria of a project such as scope of project, amount of investment, number of jobs, pay scale of jobs, etc. The abatement formula(s) are approved ahead of time by County Commissioners and the School Board so when negotiations with the prospect begin, the Development Authority can readily compute the abatement schedule. Any very large or mega project would still need to go before the Commissioners and School Board. The Board discussed the idea of having Attorney Kevin Brown work to come up with a formula(s) for Monroe County. Mr. Wendell Horne made a motion to approve Director Joyce White to engage Attorney Kevin Brown to formulate abatement schedule(s) for Monroe County not to exceed payment to Kevin Brown of more than $3,000.00. Mr. Michael Leverett seconded the motion. The motion passed unanimously.

Vice Chairman Jim Cole and Executive Director White informed the Board of the SPLOST funds that are in an account with Monroe County and Jim Hedges. The Board discussed the ease of access to pay invoices if the funds were in a Monroe County Industrial Development Authority account. Mr. Michael Leverett made a motion to request the county move any SPLOST funds to an account of the Monroe County Industrial Authority. Mr. Greg Head seconded the motion. The motion passed unanimously.

Mr. Jim Cole informed the Board that the bid packages for the DDS site should be ready this week and be back around mid-October for the Board to review by the November meeting. Mr. Jim Cole stated there may be a groundbreaking ceremony in October as well but this is not for certain as of yet. There will be more information to come.

**Executive Directors Report**

Executive Director Joyce White informed the Board that Florida Power & Light want to covert and amend 5 series of bonds. It is a minor change, and this may be done at our October or November meeting. There will be an administrative fee paid to the Authority.

The appraiser valued the Indian Springs property at $2,263,200. Mrs. Joyce White will be putting information out in hopes to sell the property as a whole. The Board discussed the list price and any restrictions.

Director White has attended the College & Career Academy meetings and in turn has asked for letters in support of this academy. The Committee working on the grant proposal for the College and Career Academy have received 12 letters and are hoping for 70. The application deadline is September 15, 2022.

Director White reported that Tushar Patel’s payment to the city is complete as of November 2021. Currently Mr. Patel has paid $127, 263.70 to the County bringing his total paid to $172,263.79. He still owes $27,736.21.

Mrs. White informed the Board of her recent meetings which included the Georgia Chamber of Commerce Legislative Luncheon, One Monroe, Georgia Power Training, Investiture of Sonny Perdue as Chancellor, Janine Miller of the GDOT about the Indian Springs railroad. As a follow up, Jannine Miller is planning to make a trip to Forsyth to meet with Mrs. White and view the Indian Springs road and railroad crossing. Mrs. White met with Don Carter and the architect who is working on the DDS facility. There have been some minor changes to the inside of the building. Mrs. White stated that the point Mr. Larry Evans and Wendell Horne made concerning the flat roof was duly noted and the roof plan is changing. Mrs. White also met with Jason Hickman concerning the DAOMC website and ways to improve.

**Executive Session**

Entered – No Motions Made

# Other Business

Mr. George Emami stated that the Royal Seven project was very successful and beneficial to the City of Forsyth and the Development Authority should be proud of bringing in the growth on that side of the interstate. Property values have increased due to Royal Seven and Zaxby’s.

# Adjournment

Vice Chairman Jim Cole called for a motion to adjourn at 9:27 a.m. Mr. Michael Leverett made a motion to adjourn. Mr. George Emami seconded the motion. The motion passed unanimously.

Respectfully Submitted:

Brandy Boynton

Joyce White