DEVELOPMENT AUTHORITY OF MONROE COUNTY

199 East Main Street

Regular Board Meeting

November 7, 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 November 7, 2023, 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- Wendell Horne, Craig Craddock, and Greg Goolsby. Joyce White – Executive Director, Bob Harris-Attorney

# 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. Greg Head made a motion to approve the agenda. Mr. Jim Cole 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 October 10, 2023, meeting. Mr. Greg Goolsby made a motion to approve the minutes from the October 10, 2023, meeting. Mr. Craig Craddock seconded the motion. The motion passed unanimously.

# Review and Approval of Financials

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

Mr. Greg Goolsby made a motion to approve the October 2023 financials and Greg Head

seconded the motion. The motion passed unanimously.

# New Business/Old Business

Executive Director White informed the Board of a county meeting to be held on November 16, 2023 at 11:00am in the Monroe County Commissioners chambers and extended the invite for attendance. Mrs. White mentioned the Boards idea of hiring a Commercial Broker for the Hwy 18 properties. Mr. Jim Cole explained why he thought this was a help moving forward. The Board reviewed a proposal from Fickling & Company and discussed in depth why/why not this would be worth moving forward.

Mr. Greg Goolsby made a motion to approve moving forward with hiring a commercial broker for Hwy 18 properties, approving Chairman Tom Baugh, Vice Chairman Jim Cole and Executive Director Joyce White to work out details. Mr. Wendell Horne seconded the motion. The motion passed unanimously. Attorney Kevin Brown spoke to the Board concerning the Five Below expansion. Mr. Greg Head made a motion to authorize the Chairman to execute an amendment to the MOU to implement a claw forward requirement for reporting and address building expansion. Mr. Craig Craddock seconded the motion. The motion passed unanimously.

Chairman Tom Baugh gave a DDS update and proposed the question of turning the roads over to the City of Forsyth. It was discussed to go ahead and have everything tested and moving forward for 12 months out. Mr. Bob Harris updated the Board on ECCG project. Plans have been sent to be sure everything lines up with the current covenants. The Board should expect a contract to sign soon.

**Executive Directors Report**

Mrs. Joyce White informed the Board that she was asked by Commissioner Eddie Rowland to be a part of a newer committee which will work to review industries that might replace revenue lost when the Plant Scherer shuts down. They will be working to secure a grant for this purpose.

Mrs. Joyce White stated we are a little over budget on the DDS project. She gave a construction update and stated power should be on this week, concrete floors to be poured Thanksgiving week. Mrs. White is waiting on a quotation from the brick mason for the monument sign. Mrs. White informed the Board of funds in each bank account and the balances. Mrs. White spoke to the Board about George Emami’s building and how it is being constructed, he will be making changes to the front area of his building. Mrs. White stated externship day is approaching on January 4, 2024 and we will host teachers at GPSTC and hopefully the Georgia EMC in Jackson, GA.

**Executive Session**

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

unanimously.

Director Wendell Horne made a motion to authorize the Chairman and Secretary to execute required documents to sell approximately 9.15acres in Indian Springs Industrial Park for $640,500, pursuant to the Contract of Purchase and Sale dated February 14, 2023 with BT-OH, LLC as assigned to BT Property, LLC. Mr. Greg Head seconded the motion. The motion pass unanimously.

# Other Business

# Adjournment

Chairman Tom Baugh called for a motion to adjourn at 9:36 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