DEVELOPMENT AUTHORITY OF MONROE COUNTY

199 East Main Street

Regular Board Meeting

September 12, 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 October 10, 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, Greg Tapley via phone, and Greg Goolsby. Joyce White – Executive Director, Bob Harris-Attorney

# 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 September 12, 2023, meeting. Mr. Greg Head made a motion to approve the minutes from the September 12, 2023, meeting. Mr. Wendell Horne seconded the motion. The motion passed unanimously.

# Review and Approval of Financials

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

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

seconded the motion. The motion passed unanimously.

# New Business/Old Business

Executive Director White explained she had a zoom call with GDOT regarding the railroad crossing at Indian Springs and possible ways to make the crossing and intersection safer and easier to navigate. Several concepts were reviewed, and the idea of taking Cary L. Bittick road over the tracks to Collier might work best and be the most economical. GDOT indicated that there are LIMG dollars that could possibly be used for this project. Next step would be for Director White to write a letter to Commissioner McMurray requesting LMIG dollars for this intersection/railroad crossing. There was discussion about hiring Don Carter to draw a plan.

Chairman Baugh called for a Motion. Greg Head made the motion to allow Executive Director Joyce White to proceed with requesting Don Carter’s fee to produce drawings of a rail crossing at Indian Springs in order to procure a cost of redesigning said rail crossing.

Executive Director White then brought up that the County Commission are going to implement impact fees in the near future. Chairman Baugh called on Commission Chair Tapley to explain and he explained the reasoning was not to overburden infrastructure and control growth. There was quite a bit of discussion.

Director White explained that the Chamber would like our participation and influence in holding a political “meet the candidates” night on October 19. This would be an opportunity for candidates to explain the reason they are running for City Council or Mayor.

Director White gave an update on the Driver’s License Facility and the “move in” date has moved to middle of December rather than middle of November. Director White explained the most recent timeline of items left to be completed.

There was a discussion about the appearance of George Emami’s building being built at Indian Springs and Director Wendell Horne said our lesson learned is that we should always demand plans, approve plans and require the purchaser conform to the plans presented. The Board requested Director White to advise George Emami that the building thus far doesn’t look like what was presented and could he please explain and adhere to his presentation.

**Executive Directors Report**

Director White updated the Board on the covenants at Indian Springs and reported that they had been revised by Attorney Kevin Brown and they should be final. Project Total Package Due Diligence ends Thursday, October 12, 2023, and Total Package should not need another extension. Director White reported that Hopkins and Associates has requested that ADP process payroll and we have agreed.

Executive White attended the Governor’s Workforce Summit at the Capitol with Governor Kemp and Chancellor Perdue. She also attended a meeting with the Chamber meetings. Director White set up a meeting for Chairman Tapley, Eddie Rowland and Phil Ham to meet with Commissioner Harper where they presented plans for a new Agriculture Complex and subsequently Director White drafted a letter of support for Commissioner Harper’s signature in support of the Ag Center and secured the letter. This letter is to support a grant the County is applying for. Director White is working with Dr. Becky Brown and Sabrina Phelps to set up an Externship Day to be held January 4, 2024. She would like GPSTC to host and EMC in Jackson host the group in the afternoon.

**Executive Session**

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

# Other Business

Director White raised the issue of having to find Board Members to sign checks that are minimal amounts. She feels the time and cost of running down members who can sign a check for an amount under $100 is not a good use of time and resources for the Board. Chairman Tom Baugh called for a Motion. Craig Craddock made the Motion that the Executive Director be allowed to sign checks up to $1000. Mr. Greg Head seconded the Motion and the Motion passed unanimously.

# Adjournment

Chairman Tom Baugh called for a motion to adjourn at 9:29 a.m. Mr. Greg Head made a motion to adjourn. Mr. Wendell Horne seconded the motion. The motion passed unanimously.

Respectfully Submitted:

Joyce White