DEVELOPMENT AUTHORITY OF MONROE COUNTY

199 East Main Street

Special Board Meeting

May 1, 2023, 8:30 a.m.

199 East Main St

Forsyth, GA 31029

Minutes

The Development Authority of Monroe County (“the Authority”) special board meeting was held at 199 East Main Street, Forsyth, GA on May 1, 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, Vice Chairman Jim Cole, Greg Head-Secretary/Treasurer, Directors- Wendell Horne, Craig Craddock, Michael Leverett and Greg Goolsby. Joyce White – Executive Director and Bob Harris-Attorney were also present.

# 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.

# New Business

Five Below is expanding their warehouse space by 336,000 square feet. Director White expressed that it has been difficult to get details from Five Below. Director White told the members that we are being invited to attend a groundbreaking on Wednesday, May 10 at 10:00 am. The Memorandum of Understanding, Paragraph 3.3, that was agreed upon when the original warehouse was constructed is still in place and states that the Development Authority may pay or waive utility, building, zoning and permitting fees up to $4000. Five Below’s consultant, Betty McIntosh has called to see if the Development Authority will honor this portion of the MOU. Kevin Brown, attorney, has suggested that we cooperate and pay these fees up to $4000 as long as Five Below has stayed current with its filings. Director White has checked with Bobby Gerhardt to ensure that they have and is awaiting his reply. Mr. Jim Cole made the motion to pay the fees up to $4000, and the motion was seconded by Mr. Wendell Horne and passed unanimously.

Total Package has asked for changes to the Covenants the Authority sent to them. Director White has a call into Tom Healey of Total Package to get a better understanding of some of their requests. Director White explained that most of the requested changes would be simple except for their request to change setbacks to 30 feet. The Covenant that addresses having a HOA was concerning Director White and the Board. Director White simply stated that she will continue to work with Total Package to understand exactly what their needs and requests are.

**Old Business**

Chairman Tom Baugh updated the Board on the work going on at the Indian Springs retention pond. The quote from Tyler and Fred Dungan to do the repair work is $97,500.00. Chairman Baugh explained those repairs in detail. It is hopeful that the concrete structure in the current pond will not breakand cause the cost to exceed $100k.

Jim Cole updated the Board on the railroad track that is rough on Lee Street and Tift College Drive. Vice Chairman Cole checked with Norfolk Southern and Norfolk Southern engineering team sent a team out and reported back to Jim that Norfolk Southern had done their work. Norfolk Southern suggested he check with GDOT. Vice Chairman Cole checked with GDOT and they did not know anything about it but looked into it and they will get to it until February or March of 2024. GDOT Commissioner said the City of Forsyth could make an interim fix by paving the approaches and then GDOT will come back and make a permanent repair. Greg Goolsby was going to address this at the City Council Meeting on Monday evening, May 1.

**Executive Session**

Chairman Tom Baugh called for a motion to enter Executive Session. Director Greg Head made a motion to enter into executive session. Mike Leverett seconded the motion and the motion carried unanimously.

Chairman Tom Baugh called for a motion to exit Executive Session. Wendell Horne made the motion and Craig Craddock seconded the motion and the motion carried unanimously**.**

Director Wendell Horne made the motion to approve the Land Purchase Sell Agreement submitted by PRIMEPOINT VENTURES (George Emami) for approximately 3.43 acres. Mike Leverett seconded the motion and the motion carried with Jim Cole being the only descending vote.

# Adjournment

Chairman Tom Baugh called for a motion to adjourn at 9:04 a.m. Mr. Greg Head made the motion to adjourn, and Director Greg Goolsby seconded the motion. The motion passed unanimously.

Respectfully Submitted: Joyce White