DEVELOPMENT AUTHORITY OF MONROE COUNTY

199 East Main Street

Regular Board Meeting

November 8, 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 November 8, 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, Larry Evans-Secretary/Treasurer, Greg Head – Assistant Secretary/Treasurer, Directors- Mike Leverett, George Emami via phone and Craig Craddock. Joyce White – Executive Director and Bob Harris-Attorney were present.

Chairman Tom Baugh called the meeting to order at 8:34 a.m. and declared there was a quorum.

# Review and Approval of Agenda

Chairman Tom Baugh called for a motion to approve the agenda. Larry Evans made a motion to approve the agenda. Mr. Mike Leverett seconded the motion. The motion passed unanimously.

# Review and Approval of Minutes

Chairman Tom Baugh called for a motion to approve the October 11, 2022 minutes. Craig Craddock made a motion to approve the October 11, 2022 minutes, and Greg Head seconded the motion. The motion passed unanimously.

# Review and Approval of Financials

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

Greg Head made a motion to approve the financials from October, and Mr. Mike Leverett

seconded the motion. The motion passed unanimously.

# New Business/Old Business

**New Business**. Attorney Bob Harris summarized the resolution before the Board by explaining this entity has been created to do bonding in the county and we are obviously still in existence so this resolution today is pursuant to previously issued pollution-control revenue bonds by Gulf Power Company and by Florida Power and Light. These go back as far as 2002. Then in 2010 and 2017 another series was issued and revenue bonds were issued again in 2019 and this was the last time they came to us. So today, this is an existing bond issuance that is being repriced. (See attached resolution). There are 5 reissues and DAOMC will collect fees for each of the 5 at $7,500 each paid by the bond issuers. Attorney Harris explained this is not an obligation of the Board of Commissioners, or Monroe County taxpayers or the Development Authority of Monroe County.

Chairman Baugh called for a motion to approve the transaction as explained by Attorney Bob Harris. Motion to approve bond transaction was made by Larry Evans and seconded by Mike Leverett and the motion carried unanimously.

**Old Business** - Director White updated the Board on the Driver’s Services Facility project and informed the Board that she met with Don Carter last week. The bids for the building close on November 11, 2022 at 2:00 p.m. At that time, Don Carter will come to the Development Authority office to open the bids. Eight General Contractors received the building plans and Don Carter is expecting 4 or 5 proposals on the building. Regarding the site work, 5 site grading contractors have the site drawings and Don Carter feels like we will receive 3 bids on the sitework.

Director White also updated the Board that the roughly $1.7 million in SPLOST dollars has been deposited by the County into the Monroe County Industrial Development Authority checking account.

**Executive Directors Report**

Director White met with Chancellor Sonny Perdue regarding economic development. There is an economic development arm at every college and technical college. Ms. White met with Ray Lambert, head of Georgia EPD which is a part of DNR. Director White met with Tony Brady several times. Ms. White also met with Andre Villegas, President & CEO of Georgia Forestry Association. The GFA has 12.92 acres adjacent to their building that they have held since 2007 and would be willing to sell it to the right entity. Ms. White also met with Chief Ranger, Robert Hargrove of the Georgia Forestry Commission and made the request of them to please be on the lookout for parcels of land that were possibly for sale. Director White reached out to Joel Kennedy of City Line to inquire of their land inventory that might be suitable to industry. She met with Don Carter several times regarding the Driver’s Services project.

Most interestingly, Director White met with UPS’s Tom Heely and JLL’s rep Stephen Bridges about the possibility of UPS opening a hub in Monroe County. She also met with Jeff DeWitt of Georgia Power about getting new properties on the Georgia Power’s Site Selection. The Oglethorpe property is one example. She attended dinner with the Vice Chair of the Dept. of Corrections and Vice Chair of Pardons and Parole. She also met with Tye Hannah and Ken Hurt concerning the H & H Property. Director White met with Al Hosford of HFG Development regarding their interest in Indian Springs.

Director White reported that after The Reporter ran the article on Plant Scherer being devalued by the Georgia Department of Revenue by 30 percent, she received several calls. Mickey Daniel of the Southern Company said property taxes will go up 18 to 20 percent but when the other generator goes down, taxes will go up 40 percent plus.

Mickey Daniel and Kevin Brown have offered to conduct an economic development 101 class if we would like. This would need to have in attendance the County Commissioners, Board of Ed, Chamber President, Mayors, etc.

Director White thanked George Emami for defending the work of the Authority when the Commissioners tried to cut the Development Authority’s budget by $37k.

Director White ended her report by explaining that a lot of her time was invested in the groundbreaking for the Driver’s License Facility.

**Executive Session**

Chairman Baugh called for a motion to enter Executive Session. Mike Leverett made the motion and Craig Craddock seconded the motion and Executive Session was entered at 9:04 a.m. George Emami recused himself.

Chairman Baugh called for a motion to exit Executive Session. Mike Leverett made the motion to exit, and Larry Evans seconded the motion to exit. The vote to exit was unanimous. Executive Session was exited at 9:47 a.m.

# Other Business - None

# Adjournment

Chairman Tom Baugh called for a motion to adjourn. Mr. Mike Leverett made the motion to adjourn, and Mr. Craig Craddock seconded the motion. The motion passed unanimously, and the meeting adjourned at 9:51 a.m.

Respectfully Submitted,

Joyce White