



DEVELOPMENT AUTHORITY OF MONROE COUNTY

199 East Main Street

Regular Board Meeting
November 9, 2021, 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 9, 2021, 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, Larry Evans-Secretary/Treasurer, Greg Head-Assistant Secretary/Treasurer, Directors- Phil Ham, Wendell Horne and Craig Craddock. Joyce White – Executive Director, Bob Harris-Attorney and Brandy Boynton-Admin Assistant.

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. 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 October meeting. Mr. Phil Ham made a motion to approve the minutes from October. Mr. Greg Head seconded the motion. The motion passed unanimously.

Review and Approval of Financials

Chairman Tom Baugh called for a motion to approve the financials for October. Mr. Phil Ham made a motion to approve the financials. Mr. Larry Evans seconded the motion. The motion passed unanimously.

New Business/Old Business

Mr. Larry Evans informed the Board of a training that was held in 2000, taught by UGA, that other counties were invited to attend. Mr. Evans would like Ms. White to look into this training and see if there is something available for the DAOMC to participate in. Mr. Evans stated to pass you are assigned a county to report on, which leads to great networking opportunities and feedback.

Mr. Evans also reported that workforce development had a job fair that was advertised and Corrections HR personnel were there but only one serious person attended and actually applied for a Corrections job here because the pay is lower here than Jackson, Butts County. He asked that those who have contact with prison and correction officials to let them know the low pay is serious matter and could negatively impact Monroe County.

Mr. Larry Evans informed the Board that there was announcement made that the coal burning plants in Georgia and Alabama are set to be shut down by 2028 to help Southern Company achieve their goals. Mr. Evans reiterated that this would be devastating to Monroe County. They are the biggest taxpayer for Monroe County. There are no plans to convert the plant to gas, but even so would not need the 400 plus employees they have now. He states that planning needs to start now because this will be devastating just as the North American Free Trade Agreement had been to the textile industry in the county in 1995. He challenged those who know leadership personnel in Georgia Power to speak with them. Mr. Evans also agreed with Ms. White on the importance of visiting existing businesses in Monroe County to keep them here in the County. Mr. Tom Baugh suggested that Mr. Larry Evans chair a committee with two DAOMC members and two County Commissioners to begin meeting and planning on the subject. Mr. Evans will speak with the commissioners also about the committee being formed. Mr. Evans said he would like to have Wendell Horne and Phil Ham serve on the committee from the DAOMC.

Chairman Tom Baugh brought up to the Authority that we have had an incident where a person came to the Authority Office but would not identify who they were or who they worked with and the situation was extremely unsettling. Mr. Baugh subsequently had conversation with Attorney Kevin Brown and was advised that when someone comes to the office and will not identify who they are, it is not in our best interest to meet with that person or allow that person inside the office.

Mr. Tom Baugh stated that he had a conversation with Attorney Kevin Brown, Mr. Brown informed Mr. Baugh that it is illegal for the DAOMC to develop single family housing or sell property to a developer for single family housing.

Executive Directors Report

Ms. Joyce White informed the Board of her most recent meetings with Candice Scott who is with Georgia Department of Economic Development and works closely with Mickey Daniell and is very much involved in economic development in Middle Georgia. Ms. White participated in the I-75 Corridor Conference Call. She met with Kathy Oxford who is the Director of the Development Authority for Lamar County. Ms. White also met with Craig Helms who is with the City of

Forsyth Water and Waste Department. They together walked the remaining acreage in the Highway 18 Industrial Park to locate water lines and sewer lines. She met with Tonya Mole of the Department of Community Affairs and subsequently Cherie Bennett of same. She met with Greg Boike of the Middle Georgia Regional Commission who is the representative for the Monroe area. She attended Janice Hall's Department Head meeting and met the department heads over water/sewer, police, fire, electric, parks and recreation. Ms. White had dinner with some of the Corrections and Pardons and Parole Board. This month Ms. White had lunch with Mayor Eric Wilson and with Don Daniel and she attended a ribbon cutting for a new business on the square. She also met with Kevin Wifley who is an auditor, in an effort to be prepared for any upcoming audit.

Ms. White announced the Authority Christmas party would be held on December 7 at 6:30 at the home of Jim and Gaylyn Cole.

Chairman Tom Baugh called for a motion to approve the expenditure of any food costs for the upcoming Christmas party to be held on December 7, 2021. Mr. Wendell Horne made a motion to approve the expenditure of any food costs for the upcoming Christmas party to be held on December 7, 2021. Mr. Craig Craddock seconded the motion. The motion passed unanimously.

Director White explained that as we approach year end, several membership dues will come due for renewal and also the warranty on the printer/copier would be up for renewal. These are customary expenditures that occur each year. Larry Evans made the suggestion that normal operating costs for the office up to a certain amount, he didn't think should have to be brought up for a vote. Other members agreed.

Chairman Tom Baugh called for a motion to approve Mrs. Joyce White to make spending decisions up to \$2K in regard to any office operating costs. Mr. Greg Head made a motion to approve Mrs. Joyce White to make spending decisions up to \$2K in regard to any office operating costs. Mr. Craig Craddock seconded the motion. The motion passed unanimously.

Ms. White said she would be attending mandatory training on December 8 with the Carl Vinson Institute.

Regarding Tushar Patel repayment agreement, the City of Forsyth has completed their obligation and has met their \$45K portion.

Ms. White has done some outreach with the Department of Natural Resources in the hopes they might consider relocating their Macon office to Monroe County.

Ms. White explained that she would be attending the next Corrections Board Meeting on December 2, 2021.

Regarding finding a firm to create a master plan for the Hwy 18 tract and the Indian Springs tract, Director White said she had reached out to John Loudon of Jacoby, Harold Deloach of Fry & Deloach, Will Tomasello of Whaley Hammonds Tomasello, Thomas and Hutton, Don Carter, Jim Baker of Chaseland, and Duane Horton who built McLemore Golf Community in Chattanooga. She is engaged in conversation with John Loudon and Harold DeLoach to see if they are interested in quoting the Authority with a price to create a master plan.⁴

Executive Session

Started 9:16 a.m. Motion to begin executive session made by Mr. Craig Craddock. Mr. Phil Ham seconded the motion. The motion passed unanimously.

Ended 9:44 a.m. Motion to exit executive session made by Mr. Larry Evans. Mr. Wendell Horne seconded the motion. The motion passed unanimously

Other Business

Adjournment

Chairman Tom Baugh called for a motion to adjourn at 9:45 a.m. Mr. Craig Craddock made a motion to adjourn. Mr. Larry Evans seconded the motion. The motion passed unanimously.

Respectfully
Submitted:

Brandy Boynton
Joyce White