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Vice-Chair

Karen Rowell
Secretary

Henry Pope
Treasurer

Jean Aycock

Quentin T. Howell

Greg Tyson

Derek Williams

Kevin Brown
Counsel

Matt Poyner
Executive Director

Board of Directors Regular Meeting Minutes

The Development Authority of the
City of Milledgeville and Baldwin County

Date of Meeting: September 26, 2016

Members Present: Jean Aycock, Cheryl Crumbley, Quentin T. Howell, Henry Pope, Ed Walker, Derek Williams

Members Absent: Quay Fuller, Karen Rowell, Greg Tyson

Staff: Matt Poyner, Amy Davis

Counsel: Kevin Brown

Others: Greg Barnes, Billy Hobbs, Candace Scott

With a quorum present at the meeting, **Chairman Ed Walker** called to order the regular board meeting of the **Development Authority of the City of Milledgeville and Baldwin County** at **8:33 a.m.** on **September 26, 2016** at the **Economic Development Center**.

I. Minutes

Minutes from the prior board meeting, held August 22, 2016, were reviewed by the board. Chairman Walker opened the floor for discussion. Henry Pope brought to the attention of the Board the budget having been reviewed at the prior board meeting, but no formal action taken to submit the budget to the Baldwin County Board of Commissioners. A motion was made by Derek Williams to approve the prior meeting minutes, confirm prior action of the budget having been approved, and formally approve submission of the budget to Baldwin County, 2nd by Jean Aycock. The board voted in favor, none opposed, motion passed.

II. Financial Report

Treasurer Henry Pope gave the financial status report as of September 21, 2016. The balances in deposit accounts and loan balances were reviewed. DAMBC expenses are at 88% of FY2017 Q2 budget, 21% of YTD budget. Henry Pope noted a financial figure that appears to be a monthly adjustment of City funds. E.D. Poyner will have accountant review and will advise the Board. A motion was made by Cheryl Crumbley, 2nd by Derek Williams, to accept the financial report with a follow up and report on the City funding adjustment. The Board voted unanimous, motion carried.

III. Introduction

Executive Director Poyner introduced Britton Edwards to the Board. Britton is a GCSU intern and has been working to help complete the BREP interviews.

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IV. **Executive Director Report**

Existing Industry:

- BREP Overview:
 - o Companies Met: 57
 - o Overall Employment: 1,636
 - o Overall Total Gross Annual Payroll: \$64,039,000
- E.D. Poyner would like to have a cut off of October for BREP surveys so a findings report can be finalized and released.
- The Industry Appreciation event in conjunction with the GMC junior college football games has been planned and invites have been sent out. Special thanks to Georgia Power, Tri-County EMC, Thomas & Hutton, and Dublin Construction for providing needed sponsorships for this “thank you” event from the Development Authority.

Milledgeville-Baldwin County Industrial Park

- Work has finally begun on the new entrance road into the Industrial Park as well as median work along SR22.
- We are still waiting to hear if we will receive a \$1,000,000 REDLEG loan through Tri-County EMC and the USDA. If these funds do not come through, we will not be able to complete the site work at the Seagle Site or finish the extension road of Industrial Park Drive. But we do have some options:
 - o Sellers Construction proposed cost for the entrance was \$150,000. We have an additional \$50,000 that can be spent on this project under our OneGeorgia grant for work. Additionally, Sellers quoted \$66,000 for another entrance sign at the new entrance. If we do not get the REDLEG funds to complete the connector road we have \$116,000 that can be used on road work. We have a few options:
 - 1) Spend the additional monies to run the road farther back onto the property along the pond to save future dollars for road work.
 - 2) Spend the monies to run the road to the creek so that costs in the future to build the bridge and tie both roads together will be cheaper.
 - 3) Use the \$50,000 to either extend the road towards the pond or towards the creek and choose not spend the \$66,000.

MBC Industrial Park Improvements Discussion

- Poyner opened the floor for discussion about how to utilize extra funds. Ed Walker & Cheryl Crumbley asked for clarification about option 2 or 3. Poyner explained the difference is either turn right or go straight with the road.
- Henry Pope asked if option 1 or 2 would be better if additional funds were received in the future. Poyner advised either direction would be equally beneficial. Currently, there is no clear advantage of either direction, but the possibility exists to possibly secure more funding to extend the road to reach more of the property. (i.e. straight back

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- for better access to existing property, as opposed to a right hand turn) Gaging from BREP survey, existing industry would like to see an additional access road for another point of entry/exit to their properties.
- Crumbley asked if the DAMBC can have a called meeting or vote in the future about usage of funding once the timeline for Sellers Construction finishing current work is more clear.
- Derek Williams asked for clarification about whether a road going toward the creek would be beneficial in the immediate future and if it may be a necessary project in the future.
- Poyner will get a timeline from Sellers and will get with the MGRC for a timeline on the USDA grant. Action on this item will be postponed for a better gage on future funding.
- Pope thinks an extension toward the pond, since it may secure future DOT funding would be his logical option selection.

A motion was made by Derek Williams, 2nd by Jean Aycock, for DAMBC Board officers be approved to have authority to act, if timing is critical, with a decision on the MBC Industrial Park road project. The Board voted in favor, none opposed, notion passed.

Mega-Site

- Met with the US Corps of Engineers on September 16th to discuss permitting and next steps. Our civil and geotechnical engineering firms left the meeting feeling very positive about the discussions and the hopeful willingness of the Morrow office of the US Corps to work with us on permitting in the Park.

Fall Line Regional Development Authority (FLRDA)

- September meeting of the FLRDA will be in Irwinton.
- Board chair set up committees to review budget and policy matters of the FLRDA.

Projects / Recruitment

Poyner notes the need to add a Class 4 since recent projects are very large because of the new Sibley-Smith mega site.

PROJECTS/RECRUITMENT (Tax Abatement Categories)								
CLASS	JOBS	INVESTMENT	ACTIVE PROJECTS	AERO	MFG	FOOD	S.S.	WARE
I	25 - 49	Min. \$10MM	0	0	0	0	0	0
II	50 - 99	\$10MM - \$100MM	2	0	2	0	0	0
III	100 - ∞	\$100MM - ∞	3	0	3	0	0	0

Retail

- N/A

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Continuing Education

- N/A

Economic Roundtable

- Next meeting will be held September 22nd.

Website Update

- Google Analytics – (Please see attached)

Other

- Advertisement in Business Xpansion journal went public, looks very nice.
- Georgia named top state to do business in for third year in a row by Area Development.

Upcoming Events

- October 13 – MGRC (Macon, GA)
- October 17 – GEDA (Atlanta, GA)
- October 18 – Middle GA Workforce Development Meeting (Warner Robins, GA)

V. New Business

Quay Fuller's Resignation

E.D. Poyner presented the Board with a copy of Quay Hurt-Fuller's email correspondence advising her resigning from the DAMBC Board. Conversation will be needed with the City about proposed City appointees to the Board. Henry Pope asked if the DAMBC needs to formally accept Quay's resignation. Kevin Brown advised the DAMBC will acknowledge and, as a City appointee, the City will need to formally accept the resignation and decide whether to appoint someone since October will be the last formally scheduled DAMBC board meeting and Quay's current term expires at the end of 2016. A motion was made by Quentin T. Howell, 2nd by Henry Pope to pass Quay Fuller's resignation along to the City. All voted in favor, none opposed, motion passed.

Lease Assignment

E.D. Poyner presented a copy of a lease assignment on the solar farm and requested the Board approve giving Chairman Walker authority to sign the required document on behalf of the DAMBC. A motion was made by Pope, 2nd by Howell to approve the Chairman's authority to sign the astoppable certificate on behalf of the DAMBC. Counsel Kevin Brown also advised multiple transactions of this type are not uncommon on solar projects and it is common practice for Authorities to charge a fee for document processing. Poyner notes for future DAMBC signatures on this same business, a \$500 fee will be charged to the requesting solar company.

VI. Adjourn

There being no further business, the meeting was adjourned by Chairman Walker at 9:16 a.m.