

Ed Walker  
Chairman

Cheryl Crumbley  
Vice-Chair

Karen Rowell  
Secretary

Henry Pope  
Treasurer

Jean Aycock

Quay Fuller  
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: July 25, 2016

Members Present: Jean Aycock, Cheryl Crumbley, Henry Pope, Karen Rowell,  
Greg Tyson, Ed Walker, Derek Williams

Members Absent: Quay Fuller, Quentin T. Howell

Staff: Matt Poyner, Amy Davis

Counsel: Kevin Brown

Others: Henry Craig, Johnny Westmoreland

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 **5:30 p.m.** on **July 25, 2016** at the **Economic Development Center**.

### I. Minutes

Minutes from the prior board meeting, held June 27, 2016, were reviewed by the board. Chairman Ed Walker opened the floor for discussion. There were no questions or comments raised by board members. A motion was made by Cheryl Crumbley, 2<sup>nd</sup> by Henry Pope to approve the minutes. The board voted in favor of approving the minutes as submitted.

### II. Financial Report

Treasurer Henry Pope gave the financial status report as of June 23, 2016. The balances in deposit accounts and loan balances were reviewed. Cheryl Crumbley inquired about an increase in the construction fund balance over the previous month. E.D. Poyner advised the increase reflects an interest account credit. Poyner also noted to the board an expense amount showing more than income on the current report because of adjustments being made by the accountant in QuickBooks to show more detailed itemization. The accurate balances are expected to be reflected by the next board meeting. A motion was made by Greg Tyson, 2<sup>nd</sup> by Derek Williams to accept the financial report as presented. The Board voted unanimous, motion carried.

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### III. Executive Director Report

#### Existing Industry:

- BREP Overview:
  - Companies Met: 32
  - Overall Employment: 1,216
  - Overall Total Gross Annual Payroll: \$50,479,000
- Unemployment Rate for Baldwin County is 6.5%. Lowest in region is Jones County at 4.3% and highest in region is Twiggs County at 8.3%.

#### Milledgeville-Baldwin County Industrial Park

- Baldwin County Commissioners approved at their July 19<sup>th</sup> meeting to provide a commitment letter on behalf of the Authority to Tri-County EMC to support through SPLOST funds a \$1,000,000 REDLEG 10 year 0% interest loan. The Tri-County EMC board approved at their July 21<sup>st</sup> board meeting to apply for the REDLEG loan on behalf of the Authority. The funds will be repaid to Tri-County EMC through remaining SPLOST proceeds. The work that the funds will support will be completing the site work at the Seagle Site as well as providing funds to extend Industrial Park Drive to tie into the new extension road off of SR22. This work will now provide two points of ingress/egress into the Industrial Park.
- REDLEG loan documents for additional work in Park. (Please see attached)
  - E.D. Poyner referenced the REDLEG loan documents in board packets, documents requiring approval from the Board for Chairman Walker to sign for presentation to the MGRC who is applying for the REDLEG loan, on behalf on the DAMBC, for financing additional work in the industrial park. A motion was made by Cheryl Crumbley, 2<sup>nd</sup> by Jean Aycock to approve Chairman Ed Walker signing required REDLEG documents. The Board voted in favor, none opposed. Motion passed.
- Thomas & Hutton should provide go ahead for Sellers Construction to begin work this week.
- Easement request from Georgia Power for Inman Solar plant in Park. (Please see attached)
  - E.D. Poyner presented an easement request from the DAMBC for access through the property of Lawson Lawrence to connect to the power grid. A motion was made by Henry Pope, 2<sup>nd</sup> by Karen Rowell to approve the easement for Georgia Power as presented. The Board voted unanimous, none opposed. Board member Greg Tyson abstained from voting.

#### Mega-Site:

- US Corps of Engineers has granted a preliminary JD for Sibley-Smith Industrial Park. Next approval needed will be 404 permit and this should be delivered to Corps by August 19<sup>th</sup>.
- T&S Hardwoods is finalizing timber estimate for timber values.

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Fall Line Regional Development Authority (FLRDA):

- August meeting of the FLRDA will be in Milledgeville.
- Board addressed many issues at last meeting concerning covenants, financial policy, and project activity.

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	3	0	2	1	0	0
III	100 - ∞	\$100MM - ∞	2	0	2	0	0	0

Retail:

- N/A

Continuing Education:

- N/A

Economic Roundtable:

- Meeting are cancelled until September.

Website Update:

- Google Analytics – (Please see attached)

Other:

- Legal counsel has provided a draft of by-laws for review. Please review when time permits and provide feedback prior to August 12, 2016 so that by-laws may be adopted at August 22<sup>nd</sup> board meeting.

Upcoming Events:

- August 11 – MGRC Meeting (Macon, GA)
- August 15 – YPN Meeting with Commissioner Carr and GEDA (Atlanta, GA)

**IV. Old Business**

Board Meeting Time

After presentation and time for board members to consider, E.D. Poyner is requesting the DAMBC Board of Directors meeting be changed to 8:30am. No objection were raised by board members. A motion was made by Henry Pope to change the regular scheduled monthly board meeting to 8:30am, 2<sup>nd</sup> by Karen Rowell. None opposed, motion carried. The next regular scheduled board meeting will be held Monday, August 22, 2016 at 8:30am.

**V. New Business**

FY2017 Budget Approval

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The proposed budget for FY2017 was presented to the City of Milledgeville and the City approved an increase of \$5,000. E.D. Poyner is requesting the board to review and approve FY2017 budget revisions. A motion was made by Henry Pope, 2<sup>nd</sup> by Cheryl Crumbley, to approve the revised FY2017 DAMBC budget as presented. No opposed, motion carried.

#### By-Laws

Counsel Kevin Brown presented a copy of the revised DAMBC By-Laws to each board member for review by and discussion at the next regular board meeting.

#### **VI. Executive Session**

A motion was made by Karen Rowell, 2<sup>nd</sup> by Vice-Chair Cheryl Crumbley to move to executive session.

Executive session was entered into at 6:01pm,  
as permitted by O.C.G.A. § 50-14-3(b)(2):

*“ To discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee ”*

- Open session resumed -

- Karen Rowell presented a recommendation by the personnel/salary committee that E.D. Matt Poyner’s salary for FY2017 be increased by \$4K and the changes be made retroactive to the first day of the fiscal year, July 1, 2016. Chairman Ed Walker called for a vote. All board members voted in favor, none opposed to accepting the recommendation of the personnel committee as presented.
- Counsel Kevin Brown suggested to the Board a standing joint salary and budget committee be formed since finances of both are interdependent.

#### **VII. Adjourn**

There being no further business, a motion was made by Cheryl Crumbley, 2<sup>nd</sup> by Jean Aycock to adjourn. Chairman Walker called the meeting to adjourn at 6:12pm.