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Dr. Noris Price

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: January 23, 2017

Members Present: Cheryl Crumbley, Quentin T. Howell, Henry Pope, Dr. Noris Price, Greg Tyson, Ed Walker, Derek Williams

Members Absent: Karen Rowell

Staff: Matt Poyner, Amy Davis

Counsel: Kevin Brown

Others: Greg Barnes, Carson Gregor, Billy Hobbs

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 8:30 a.m. on January 23, 2017 at the Economic Development Center.

I. Minutes

Minutes from the prior board meeting, held November 29, 2016, were reviewed by the board. Chairman Walker opened the floor for discussion. No questions or discussion were raised by board members. A motion was made by Ms. Cheryl Crumbley to approve the prior meeting minutes, seconded by Mr. Greg Tyson. The board voted in favor, none opposed, motion passed.

II. Financial Report

Treasurer Henry Pope gave the financial status report as of January 20, 2017. The balances in deposit accounts and loan balances were reviewed. DAMBC expenses are at 15.74% of FY2017 Q3 budget, 50.09% of YTD budget. Henry Pope noted a typographical correction needed to reflect the current year, 2017, on the financial status report header as well as to the date, to reflect January 1, 2018, on the last Sibley-Smith Industrial Park Bond interest payment. Cheryl Crumbley noted an additional correction needed on the seconded Sibley-Smith Industrial Park Bond interest payment to reflect the date of 5/1/2017.

E.D. Poyner noted on the YTD P&L. For the Expense: Existing Industry line item, contributions of \$2000 are received for that expense and are credited in the Income: Contributions line item, so the expenditure balances overall. Poyner reported to the Board an additional request for \$10,125.08 in annual funding from the County was approved and an adjustment has been made to reflect the income

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in the next fiscal year. As the City instructed at the beginning of the year, he will make a request to the City for an equal increase to annual funding to keep the City/County funding evenly shared, as agreed. Matt informed board members the budget will also reflect an increase in expenditure of the Insurance line item due to a \$63.75 monthly increase to his employee insurance rate. It was also noted the Project Assistance Fund balance has been significantly reduced with expenses for T&H Consulting being paid from that account. A motion was made by Mr. Derek Williams, seconded by Ms. Cheryl Crumbley, to accept the financial report with corrections noted. The Board voted unanimously, motion carried.

III. Executive Director Report

Existing Industry:

- Amy Davis is compiling data from the BREP surveys to create a report that will be available for review. BREP report will be presented at an upcoming Eggs & Issues.
- Working with Baldwin County College & Career Academy on local workforce issues with the goal this year to engage local industries for feedback and participation on workforce issues they are seeing and what the school system can do to assist.

Milledgeville-Baldwin County Industrial Park

- The GDEcD shot drone footage of the Industrial Park to provide us footage and a 2-minute movie to showcase the site.
- Received final agreed-to payment for solar farm lease in the Industrial Park. The DAMBC will receive \$10,455 per year for 25 years due annually on September 8th.
- Reminder: A date needs to be set in late Winter/early Spring to dedicate the new road into the Industrial Park.
- Sellers Construction is back on site extending the road into the Industrial Park along the pond to the northern portion of the property adding about 300' of road.
- Thomas & Hutton has provided a new proposal of services that will run from January 1 – June 30, 2017. The breakdown of fees paid under this contract are as follows:
 - January – June 2014: \$24,109 (69% of proposed budget)
 - July – December 2014: \$19,148 (55% of proposed budget)
 - January – June 2015: \$10,228 (29% of proposed budget)
 - July – December 2015: \$13,806 (39% of proposed budget)
 - January – June 2016: \$22,193 (64% of proposed budget)

Mega-Site

- Baldwin County has been emailed multiple times regarding return of property taxes owed with no response. The goal is to get the \$2500 refunded, response is pending.

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- Work continues on the property with Southern Research with on-site completion expected at the end of January and a report received in late February/early March.
- Thomas & Hutton have begun engineering work on the site. A meeting was held with the landscape architect on January 4th to discuss a redesign of the entrance road to accommodate 18-wheeler trucks. Signage into the Park and layout aesthetics were also discussed.

Fall Line Regional Development Authority (FLRDA)

- February meeting of the FLRDA will be in Milledgeville.
- Bids are being sought to construct a gate into the property. Due to the small project size, difficulty encountered locating companies willing to do the work.

Dr. Price advised she will make an inquiry for referral to a sub-contractor for a contact of a company who recently did work at one of the Baldwin County schools on a similarly small project.

Projects / Recruitment

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	4	0	3	0	0	1
III	100 - ∞	\$100MM - ∞	6	0	6	0	0	0

Retail

- N/A

Continuing Education

- N/A

Economic Roundtable

- Next meeting will be held September 2seconded.

Website Update

- Google Analytics – Project managers have advised that Asian and European companies are looking heavily to locate in the southeast. Activity remains high on interest in the DAMBC properties.

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Other

- Baldwin County Commissioners have approved our request for funding for 2017.
- Insurance rates have risen for my coverage for 2017 by \$63.75 per month.
- Designate a time in Q1 for half day Strategic Planning Session.

Upcoming Events

- February 20 – GEDA (Atlanta)
- February 21 – Middle GA Workforce Development Meeting (Warner Robins)

IV. New Business

- A motion was made by Henry Pope to approve the contract with Thomas & Hutton for the period of January-June 2017, seconded by Greg Tyson. The Board voted unanimously in favor, none opposed, motion carried.
- A motion was made by Henry Pope to approve revision of the budget to reflect line item changes specific to the increase in County annual funding and the increase in employee insurance rate, seconded by Cheryl Crumbley. The Board voted unanimously in favor, motion carried.

V. Adjourn

There being no further business, the meeting was adjourned by Chairman Walker at 9:09 a.m.