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Quentin T. Howell

Dr. Noris Price

Sharon Seymour

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: March 27, 2017

Members Present: Cheryl Crumbley, Quentin T. Howell, Sharon Seymour, Greg Tyson, Ed Walker, Derek Williams

Members Absent: Henry Pope, Dr. Noris Price, Karen Rowell

Staff: Amy Davis

Counsel: Kevin Brown

Others: Greg Barnes, Carolyn Dallas, Jim Lovett, Billy Hobbs, Diane Lucett, 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 8:16 a.m. on March 27, 2017 at the Economic Development Center.

I. Minutes

Minutes from the prior board meeting, held February 27, 2017, were reviewed by the board. Chairman Ed Walker opened the floor for discussion. No questions or discussion were raised by board members. A motion was made by Vice-Chair Cheryl Crumbley, 2nd by Greg Tyson, to approve the prior board meeting minutes as submitted. The Board voted in favor, none opposed, motion passed.

II. Financial Report

In the absence of Treasurer Henry Pope, Chairman Ed Walker reviewed the financial status report as of March 23, 2017. The balances in deposit accounts and loan balances were reviewed. DAMBC expenses are at about 67% of FY2017 Q4 budget. Chairman Walker reiterated, as discussed in the previous Board meeting, the financials being slightly higher than anticipated in certain quarters due to an increase in insurance premiums and existing industry programs. With there being no further discussion, a motion was made by Mr. Derek Williams, 2nd by Vice-Chair Cheryl Crumbley, to accept the financial report as presented. The Board voted in favor, none opposed, motion carried.

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III. Mr. Greg Barnes Presentation

Mr. Barnes came before the DAMBC Board to define his organization CREATE, formerly Campus Club Milledgeville, what the organization does, and what the ask is to the DAMBC Board of Directors. Mr. Barnes defined the organization CREATE as, “the Centers for Recreation, Education, Arts, Technology and Enterprise.” The goal of the organization, as stated by Mr. Barnes, is to “address socioeconomic and generational problems through recreation, education, arts, technology, and enterprise...through a strategy of social enterprise.” Mr. Barnes said the organization has considered the challenge of sustainable community programming in a political and economic environment in flux, and considers their “program already set up to...create an internal synergy to provide programming and provide the funds for those programming in the same facility.” Mr. Barnes explained a cycle of funding independent of need for grant funding because of a “combination of for-profit and non-profit...[whereas] every time we create a program, we want to create a business to fund it, to fund that program.” The facility of Mr. Barnes’ anticipated CREATE programming was described by him as a “multi-purpose site” at which the organization plans “to do some industrial, commercial, retail, and family enrichment.” Mr. Barnes described the organization’s strategy as one to “find a facility, to develop it, [and] create a sustainable internal income [to] provide the resources for our programming.” Mr. Barnes further stated his organization would pursue industrial development at the facility and feels his proposed use of the space is parallel with development supported by the DAMBC and the role of the DAMBC is to act as the organization’s advocate. The ask by Mr. Barnes, on behalf of the CREATE organization, of the DAMBC is not funding from the DAMBC internal financial resources, but for external resources (i.e. grants) to support the organization’s programming. However, Mr. Barnes feels it is “reasonable for the DAMBC to partner with [CREATE] to go after external monies coming into the community.” Mr. Barnes stated he wants a clear defining of the relationship between the DAMBC and his organization including how the two entities will relate toward each other working toward a mutual goal of united community development effort. Mr. Barnes expressed concerns about the industrial park covenants and the possibility of them changing and creating obstacles to his proposed development and programming.

Chairman Ed Walker gave an overview of what is typical information included when a proposed project comes to the DAMBC. Chairman Walker stated very specific information about a project, funding sources, jobs created, capital investments, and expected incentives is required for the DAMBC to have productive conversation about a development project, and asked Mr. Barnes if he could provide those details about his proposed organization project. Mr. Barnes brought to the Board’s attention a page in his handout having logos for businesses currently and formerly in operation at the former Forstman Building location, at which he is proposing similar future activity of the CREATE organization. Mr. Barnes clarified there is not currently an in-process “project” and he does not define his plans at the location as a “project,” nor are there businesses currently inquiring for use of the space. Mr. Barnes states he

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does not have any of the information requested by Chairman Walker, but could present those details when his organization presents a potential project in the future. Additionally, Mr. Barnes cited his belief the DAMBC did not request similar information from businesses currently or formerly operating in the facility, specifically Yummo Yogo or Lake Country Gymnastics. Mr. Barnes asserted he feels it is a “misperception [by the DAMBC] that he is “asking for a project” and he is concerned his facility location is not being specifically designated as a “site” by the DAMBC.

Chairman Ed Walker responded he has a concern about the property’s identified Environmental Protection Division (EPD) hazards and inquired about the status of remediation of the property since that issue could potentially impact development and Mr. Barnes is requesting support by the DAMBC the property’s development. Mr. Greg Barnes responded he has previously given the EPD documents and information to Executive Director Matt Poyner, as well as to the appropriate persons. Additionally, Mr. Barnes stated there is currently nothing stopping construction on or development of the facility.

Council Kevin Brown made a clarification about the covenants in the industrial park, to which Mr. Barnes’ facility would be subject. Kevin Brown stated the DAMBC was not looking to change covenants related to Mr. Barnes’ property. The DAMBC was looking to help those entities who are property owners in Phase II establish the same covenants and achieve the same protections provided by the Phase I covenants.

Mr. Barnes responded to Council Kevin Brown’s covenant clarification by stating he hoped his organization “can create a relationship so [he] doesn’t have to be sensitive to any worry, that [he] hears that includes Phase I.” Mr. Barnes again stated the CREATE organization does not need the DAMBC’s monetary resources, but he does have “concern about public resources [being] used to hinder [the organization’s] progress.” Council Kevin Brown reiterated for clarification “there is no Phase I covenant, so the Authority does not have any Phase I covenants. There were covenants the Park owners established, so, the only thing the Authority can do is cooperate with property owners.”

Quentin Howell asked Mr. Greg Barnes to identify specifically what he is asking from the DAMBC Board. Mr. Barnes responded he wants a written agreement defining the relationship between the CREATE organization and the DAMBC, as well as formal recognition of his property as a site, his organization’s programming as necessary, and the organization’s need for an internal funding mechanism. Mr. Barnes is also requesting a formal letter of support for the CREATE organization, drawing the Board’s attention to an item on the day’s meeting agenda, unrelated to Mr. Barnes’ request, for a letter of support from the DAMBC. Chairman Ed Walker stated in response, “letters of support typically support for a specific project pose with a specific outcome.”

Chairman Walker thanked Mr. Barnes for his presentation to the DAMBC Board.

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IV. Executive Session

A motion was made by Quentin Howell, 2nd by Greg Tyson, to move to executive session.

Executive session was entered into at 9:04am
as permitted by O.C.G.A. § 50-14-3(b)(1)(B):

“Authorize negotiation to purchase, dispose of, or lease property”

- Open session resumed -

- Chairman Ed Walker recognized open session of the board meeting having resumed and a moment being observed before discussion to allow opportunity for persons in attendance to return to the boardroom.
- A motion was made by Vice-Chair Cheryl Crumbley to authorize Chairman Ed Walker to engage expenses related to required due diligence action for contemplated transactions on the Sibley-Smith property, not to exceed \$79,000, 2nd by Quentin T. Howell. The board voted in favor, none opposed, motion carried.

V. Adjourn

There being no further business, a motion was made by Derek Williams, 2nd by Vice-Chair Cheryl Crumbley to adjourn the DAMBC regular board meeting. The meeting was adjourned by Chairman Walker.