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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: April 24, 2017

Members Present: Henry Pope (9:09am), Dr. Noris Price, Sharon Seymour, Greg Tyson, Derek Williams

Members Absent: Quentin T. Howell, Karen Rowell, Ed Walker

Staff: Matt Poyner, Amy Davis

Counsel: Kevin Brown

Others: Gregory Barnes, Diane Lucett, Alan Waddell

With a quorum present at the meeting, Vice-Chair Cheryl Crumbley called to order the regular board meeting of the Development Authority of the City of Milledgeville and Baldwin County at 8:36 a.m. on April 24, 2017 at the Economic Development Center.

### I. Minutes

Minutes from the prior board meeting, held March 27, 2017, were reviewed by the board. Vice-Chair Cheryl Crumbley noted a correction needed to a guest attendee name. Jim Davis should read, "Jim Lovett." A motion was made by Greg Tyson, 2<sup>nd</sup> by Derek Williams, to approve the prior board meeting minutes with correction made as noted. The Board voted in favor, none opposed, motion passed.

### II. Financial Report

E. D. Matt Poyner gave the financial status report as of April 21, 2017. The balances in deposit accounts and loan balances were reviewed. E. D. Poyner reported \$200K has been requested from Georgia DCA for reimbursement of work completed on the new industrial park road. E. D. Poyner advised he met with County officials last week and they will be reimbursing in May SPLOST money owed, outstanding funds in the amount of approximately 60K-80K, plus additional of about \$900K due to the DAMBC that can received this year, before the next SPLOST begins next July. DAMBC expenses are at about 22% of Q4 and 74% of FY2017 budget. With there being no further discussion, a motion was made by Mr. Derek Williams, 2<sup>nd</sup> by Greg Tyson, to accept the financial report as presented. The Board voted in favor, none opposed, motion carried.

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### III. Executive Director Report

#### Existing Industry:

- Had a very successful Industry Day with students from Baldwin County High School in March. Students toured Rath, the solar farm, StraPack, Zschimmer & Schwarz and received an update from Triumph Aerostructures.
- After lengthy discussions, it appears that the Middle GA Consortium will be submitting the grant for the HDCI through the Governor's office.
- BREP report is completed and was presented during the March Eggs & Issue event through the Chamber. Received very positive feedback from those in attendance.

Executive Director Poyner thanked staff member Amy Davis for putting the BREP report together and making it visually interesting as well as informative. Dr. Noris Price requested a copy of the BREP report emailed to her. E.D. Poyner noted the BREP report would be put on the website as well.

#### Milledgeville-Baldwin County Industrial Park:

- Request and all applicable documents have been sent to the Georgia DCA for reimbursement of \$200,000 for work completed on the new road.
- Need to set a date to dedicate the new road to Dr. Jo Ann Jones.
- The new Industrial Park sign needs attention as the stucco that was attached is falling off. It does not look good nor does it represent the Park well. A call has been made to the company that completed the work to see what can be done to rectify this. The GC for the project has moved out of state and thus we have little recourse to have him fix this.
- Sellers Construction has requested that the landscaping company that installed the plant material in the median of SR22 go back to replace dead or dying plants and to clean up the median. Apparently, no attention has been made to this area and the area is not looking as good as it once did.
- History of covenants within the Park.

#### Sibley-Smith Industrial Park:

- Southern Research has begun work at the Park. Timeframe for completion is three months.
- Work is still progressing on engineering for the site by T&H.
- A meeting was held on February 19<sup>th</sup> by Baldwin County officials to discuss future wastewater treatment options that would include this Park and the

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FLRDA property. A representative from T&H was in attendance to hear the discussions.

Fall Line Regional Development Authority (FLRDA):

- May meeting will be held in Milledgeville

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 - ∞	5	0	5	0	0	0

Retail:

- N/A

Continuing Education:

- N/A

Website Update:

- Google Analytics – (Please see attached)

Other:

- Due to increased project activity this month, we have a large invoice from T&H. The account we use to pay these funds will not cover the expenses so money will need to be moved from the general fund to cover these costs. Reimbursements from SPLOST will begin in May so we can put those dollars back into the general fund when received. Additionally, we should expect the \$200,000 reimbursement from the DCA in May too. Another option for paying the T&H invoice is to use funds from the City's Water & Sewer allotment to cover fees.

E.D. Poyner reported high project activity causing a higher than usual T&H invoice of \$11,500. With fund balances remaining low because of outstanding accounts receivable from Baldwin County, E.D. Poyner is requesting the Board approve the transfer of \$10,000 from the general fund account to the project fund account to cover payment of the invoice to be reimbursed when SPLOST funds received from the County. A motion was made by Derek Williams, 2<sup>nd</sup> by Greg Tyson to approve

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the transfer of funds as requested. The board voted in favor, none opposed.  
Motion carried.

- Industrial Park Covenants overview.

An overview of the industrial park covenants was given by Counsel Kevin Brown as adopted by the DAMBC on September 23, 2013, filed and recorded at the Baldwin County Courthouse, Superior Court, Book 1170, pp. 165-173.

Mr. Barnes asked a question about the covenants, wanted to clarify the existence of Phase I and Phase II covenants. Counsel Kevin Brown clarified the designations of Phase I and Phase II are being used by the DAMBC to identify industrial park physical locations, as opposed to covenant coverage areas.

Upcoming Events:

- May 15 – GEDA (Atlanta)

#### IV. Adjourn

There being no further business, a motion was made by Greg Tyson, 2<sup>nd</sup> by Henry Pope, to adjourn the DAMBC regular board meeting. The meeting was adjourned by Vice-Chair Cheryl Crumbley at 9:17am.