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Henry Pope  
Treasurer

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: August 28, 2017

Members Present: Cheryl Crumbley, Quentin T. Howell (8:48am), Henry Pope,  
Sharon Seymour, Greg Tyson, Ed Walker

Members Absent: Dr. Noris Price, Karen Rowell, Derek Williams

Staff: Matt Poyner, Amy Davis

Counsel: Kevin Brown

Others: Greg Barnes (9:07am), Ron Harley, Alan Waddell

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 (DAMBC) at 8:32 a.m. on August 28, 2017 at the Economic Development Center.

### I. Minutes

Minutes from the prior board meeting, held July 24, 2017, were reviewed by the board. Chairman Ed Walker opened the floor for discussion. Being no questions or discussion, a motion was made by Cheryl Crumbley, 2<sup>nd</sup> by Greg Tyson, to approve the prior board meeting minutes as presented. The Board voted in favor, none opposed, motion passed.

### II. Financial Report

Treasurer Henry Pope gave the financial status report as of August 24, 2017. Deposit account balances, loan balances, the Sibley-Smith Industrial Park bond were reviewed. Executive Director Matt Poyner advised funds were received from OneGA of \$200K, reimbursement for MBC Industrial Park work. After receipt of the wired funds, and with advisement from audit firm Mauldin & Jenkins, \$50K was deposited to the Project Assistance Account, \$150K was deposited to the Sibley-Smith Account. Executive Director Poyner requested action from the Board on the funds allocation. A motion was made by Treasurer Henry Pope, 2<sup>nd</sup> by Vice-Chair Cheryl Crumbley, to approve allocation of funds to be deposited as specified by Executive Director Poyner. The proposed budget for FY2017-2018 was presented to the Board by Matt Poyner. The budget new FY process has begun for Baldwin County who operates on a calendar year budget cycle. Executive Director Poyner requested

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action from the Board on the FY2017-2018 budget. Henry Pope made a motion, 2<sup>nd</sup> by Cheryl Crumbley, to approve the proposed budget for presentation to the Baldwin County Board of Commissioners. The Board voted in favor, none opposed, motion carried.

There being no further discussion, a motion was made by Greg Tyson, 2<sup>nd</sup> by Sharon Seymour, to accept the financials as presented. The Board voted in favor, none opposed, motion passed.

### III. Executive Director Report

#### Existing Industry:

- Met with representatives from Zschimmer & Schwarz regarding the need for additional warehouse space due to their growth. Additionally, have discussed the possibility of Z&S building some warehouse/light industrial space on 19 acres adjacent to their facility on SR22. We are seeing more companies in search of space from 10,000 s.f. to 20,000 s.f. and this may assist in attracting some new businesses with a partnership with Z&S.

#### Milledgeville-Baldwin County Industrial Park:

- Funding has been wired for OneGeorgia Equity Grant. The road project is now closed out.
- Industrial Park sign will be painted mid-September by Lake Country Painting. Will need to bid out maintenance work for median on SR22.

#### Sibley-Smith Industrial Park:

- The U.S. Corps of Engineers is still reviewing our Individual Permit.

#### Fall Line Regional Development Authority (FLRDA):

- September meeting will be held in Milledgeville.
- Action was taken at August board meeting to hire Kevin Brown with Seyfarth-Shaw as new legal counsel. Kevin is the counsel for both the Baldwin and Wilkinson County Development Authorities so this a natural fit to merge the two.
- FLRDA board will now focus on revising by-laws, creating a budget, and getting the Authority on the right foot for recruitment opportunities.
- Bids are being accepted for work to be done in Park to fence off areas to discourage trespassing and cleaning up large swaths of overgrowth around and along the pond on the property.

#### Projects / Recruitment:

- Project Julian: I have spoken with principals of company and that would like to forego the process of tax abatements. A revised scope of work is provided and

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legal counsel will draw up an MOU that all parties will sign. They expect to be in the Digital Bridges building by November at the latest and currently have 8 employees on staff with plans to hire 5 more by the end of the year.

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	5	0	4	1	0	0
III	100 - ∞	\$100MM - ∞	5	0	5	0	0	0

Retail:

- N/A

Continuing Education:

- Continue to work on Capstone project for GACEcD certification

Other:

- Tesla has approved the charging stations to be located in Milledgeville and the units should be delivered in early September.
- Took some best practices from UGA Branding & Marketing class. Would like to engage local videographer, Tommy Cook, to shoot video of existing industry and create short videos for DAMBC website. Videos would be interviews with plant managers and staff discussing their operations with video of the plant included. Several Development Authorities are implementing this strategy and it helps sell the community when you can hear and watch what the local businesses are having to say about a community.

Upcoming Events:

- August 30 – MGEA Meeting to discuss HDCl grant (Macon)
- September 7 – BCCA Meeting
- September 20-22 – GEDA Annual Event (Savannah)

**IV. Adjourn**

There being no further business, a motion was made by Greg Tyson, 2<sup>nd</sup> Henry Pope, to adjourn. The meeting was adjourned by Chairman Ed Walker.