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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: September 25, 2017

Members Present: Cheryl Crumbley, Quentin T. Howell (9:00am), Henry Pope, Dr. Noris Price, Karen Rowell, Sharon Seymour, Greg Tyson, Ed Walker, Derek Williams

Members Absent: None Absent

Staff: Matt Poyner, Amy Davis

Counsel: Kevin Brown

Others: Greg Barnes (8:40am)

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 8:36 a.m. on September 25, 2017 at the Economic Development Center.

I. Minutes

Minutes from the prior board meeting, held August 28, 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, 2nd 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 September 18, 2017. Deposit account balances, loan balances, Sibley-Smith Industrial Park bond, P&L were reviewed. Chairman Ed Walker opened the floor for discussion. Cheryl Crumbley asked about the Existing Industry Program expenses. Executive Director Matt Poyner advised \$2,000. was received from sponsors, offsetting the cost for GMC Industry Appreciation games, kid zone, and food.

There being no further discussion, a motion was made by Greg Tyson, 2nd by Derek Williams, to accept the financials as presented. The Board voted in favor, none opposed, motion passed.

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III. Executive Director Report

Existing Industry:

- Met with Z&S and Vernay with Candice Scott from GDECD. Working to set up meetings with Vernay leadership to discuss opportunities.
- First Industry Appreciation event was held Saturday at 1pm at GMC football game.
- Have an agreement in place to begin filming industries for website and marketing. Will begin reaching out to companies to gain access.

The annual, external, audit of the DAMBC has begun and the records requested by auditing firm Maulden & Jenkins have been delivered to them.

Executive Director Poyner advised there was productive conversation at the most recent GEDA meeting. A take-away for which Executive Director Poyner would like to consider follow up for Baldwin County is another community having conducted an impact study showing the value of industry. Derek Williams asked if an impact study is something with which the Middle GA Regional Commission could assist. Counsel Kevin Brown responded a special area expert would probably be required, such as an economist, to carry out an in depth study of that kind.

Milledgeville-Baldwin County Industrial Park:

- RFP for landscape maintenance in the Park will be published.

Executive Director Matt Poyner asked the Board to approve the RFP. Greg Tyson asked for clarification about the maintenance contract length. Executive Director Poyner advised that after review of the contract, Kevin Brown added two years to the original one proposed. A motion was made by Cheryl Crumbley, 2nd by Henry Pope, to approve the invitation to bid for publication as presented. All voted in favor, none opposed. Motion carried.

Sibley-Smith Industrial Park:

- Met with a group of environmental firms that work in the Piedmont area on September 15th. Discussions centered on US Corps of Engineers.
- Decisions need to be made concerning the residential home on the Sibley-Smith property.

Matt Poyner advised the Board of the Smith Family moving out of the house on the Sibley-Smith property. The DAMBC needs to consider whether having someone move into the house is wanted to keep up maintenance to prevent a state of disrepair. Thus far, the house has been a plus for potential projects as a possibility for company management to live there. Cheryl Crumbley stated there may be a potential problem with people on the property hunting. Matt Poyner advised DNR

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patrols the property during hunting season. Karen Rowell inquired about the amount of rent would be collected. Derek Williams suggested the bank could bring in a real estate management company to maintain the property. Kevin Brown advised the arrangement would be primarily for the purpose of having a caretaker because of the quickness with which someone may need to move out of the property came under contract. The purpose of having someone stay in the house is not for rental, but for security of the property. Consulting with a real estate professional could help with gauging a fair amount to charge in rent.

Cheryl Crumbley asked about DAMBC budgeted funds, in addition to insurance, for the property? Matt Poyner responded there were no additional funds, in addition to insurance, for grounds maintenance. Sharon Seymour asked about how much land was there, for which the grass would need to be cut. Matt Poyner advised we would not ask the caretaker to maintain more than area around the house.

Kevin Brown summarized the follow up action being for Executive Director Poyner to contact a real estate agent to get a market value for rental of a comparable property and move forward at the next board meeting with options.

- T&H is ready to move forward with design drawings for the entrance road into the property. We need to give guidance/go-ahead to move forward with plans.

Matt Poyner presented the Board with conceptual designs for moving forward with an entrance road into the Sibley-Smith Industrial Park. The entranceway would need to be widened for the large trucks to go in and out of the park. Matt Poyner worked with the firm on the concept to get the aesthetics wanted for the entrance. Sharon Seymour suggested landscaping with low maintenance requirements. Matt Poyner advised the concept shows primarily evergreen and drought resistant plants, but can be flexible, the concepts primarily focus on design of the road and signage. From an aesthetic, there needs to be a wider area in the front that moves into more lanes as you move down the road into the park. Executive Director Poyner is requesting approval from the Board to move forward with the proposed concept to formal engineering designs which can be permitted. A motion was made by Henry Pope, 2nd by Cheryl Crumbley, to approve the conceptual plans and for Matt Poyner to move forward with commissioning engineering designs. All voted in favor, none opposed. Motion passed.

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- **Timber on the Sibley-Smith Property**

Matt Poyner updated board members on the timber assessment on the property. T&S Hardwoods reviewed the property for cutting specific timber. As the DAMBC moves forward, cutting the timber could be a source of future revenue to fund road construction or extend sewer lines. T&S gave Matt Poyner proposals on six different sections of the park at a potential revenue of about \$500K. Erosion control would have to be considered if the timber was cut, but would be minimal compared to the potential revenue. That revenue is only for the hardwoods on the property and pine timber could be an additional revenue source.

Fall Line Regional Development Authority (FLRDA):

- September meeting cancelled due to Hurricane Irma.

Projects / Recruitment:

- Project Julian: MOU has been created for review

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 - ∞	6	0	6	0	0	0

Retail:

- N/A

Continuing Education:

- Continue to work on Capstone project for GACEcD certification

Other:

- Tesla charging stations delivered. Waiting on final agreement with Project Julian before installation.

Upcoming Events:

- September 29 – Ralph McMullen Retirement Event (CGTC)
- October 17 – BCCA Meeting

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IV. Executive Session

A motion was made by Cheryl Crumbley, 2nd by Henry Pope, to enter executive session 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 at 9:50am.

A motion was made by Cheryl Crumbley, 2nd by Quentin T. Howell to close the executive session and reopen the open session at 10:05am. Chairman Ed Walker stated that no action from the board was required.

V. Adjourn

There being no further business, a motion was made by Greg Tyson, 2nd Henry Pope, to adjourn. The meeting was adjourned at 10:06am by Chairman Ed Walker.