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Cheryl Crumbley  
Vice-Chair

Karen Rowell  
Secretary

Greg Tyson  
Treasurer

Tyrone Evans

Dr. Noris Price

Sharon Seymour

Derek Williams

Kevin Brown  
Counsel

Matt Poyner  
Executive Director

# DEVELOP

Milledgeville-Baldwin County

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## Board of Directors Regular Meeting Minutes - DRAFT

The Development Authority of the  
City of Milledgeville and Baldwin County

Date of Meeting: February 26, 2018

Members Present: Cheryl Crumbley, Dr. Noris Price, Sharon Seymour, Greg Tyson, Ed Walker, Derek Williams

Members Absent: Tyrone Evans, Karen Rowell

Staff: Matt Poyner, Amy Davis

Counsel: Kevin Brown

Others: Quentin T. Howell  
Gregory Barnes (8:45am)

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 8:38 a.m. on February 26, 2018 at the Economic Development Center.

Chairman Ed Walker updated the Board on appointment correspondence from Baldwin County. Appointments have been made by the County of Ed Walker, Sammy Hall, Cheryl Crumbley, and Greg Tyson to serve on the FLRDA Board. Greg Tyson has been appointed to fill the seat of Paul Dean. The County has appointed Tyrone Evans to serve on the DAMBC board.

### I. Minutes

Minutes from the prior board meeting, held January 22, 2018, 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 Derek Williams, to approve the prior board meeting minutes as presented. The Board voted in favor, none opposed, motion passed.

### II. Financial Report

Treasurer Greg Tyson gave the financial status report as of February 22, 2018. Deposit account balances, loan balances, Sibley-Smith Industrial Park bond, and SPLOST overview were reviewed. A SPLOST payment in the amount of \$51,249.00 was received from the County and has been temporarily placed in the project

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assistance account. E.D. Poyner is working with CPA to determine how the deposited funds should be allocated based on review of receipts.

The P&L statement reflects being at almost 48% of Q3 and 61.55% of YTD FY2017-2018 budget. Greg Tyson pointed out the marketing line item is currently at 98% of YTD budget and a request has been made to the City for \$2,500 from the water/sewer funds according to the approved process for reimbursement from those funds.

The revised FY2017-2018 budget was reviewed by the Board. Adjustments were made, as previously discussed, to compensate for increases in insurance and industrial park maintenance expenses. A motion was made to approve the financial report and revised budget as presented by Cheryl Crumbley, 2<sup>nd</sup> by Derek Williams. The Board voted in favor, none opposed, motion passed.

Greg Tyson presented the proposed FY2018-2019 budget to the Board. An increase of \$5,062 is being requested from the City of Milledgeville. E.D. Poyner reported the increase is being requested to get annual funding equal to the County's funding contribution, as previously agreed to by the City, but was not approved in the last fiscal year. Treasurer Tyson noted increases in promotions & marketing, insurance, and industrial park maintenance for upkeep and irrigation. A reduction was made in the continuing education line item. Ed Walker asked for clarification about whether requirements the City has placed on funding present a challenge to the DAMBC. E.D. Poyner confirmed it does and the DAMBC has only used about \$3000 of those funds over 3 years. Ed Walker suggested there may be the possibility to have another discussion with the City about using those allocated water/sewer funds. There being no further discussion, a motion was made by Derek Williams, 2<sup>nd</sup> by Sharon Seymour, to approve the FY2018-2019 budget as presented. The Board voted in favor, none opposed, motion passed.

E. D. Poyner reviewed with the Board the method by which the DAMBC tracks SPLOST funding expected from the County. Commissioner Sammy Hall has requested the documentation of reimbursement eligible expenses. E.D. Poyner stated he is hopeful the County is preparing to disburse to the DAMBC some of the SPLOST eligible funds. Chairman Walker asked if the itemization has been prepared for presentation to the County at the request of Sammy Hall. E.D. Poyner confirmed he is responding to a request by Sammy Hall at the County. Cheryl Crumbley advised the DAMBC should request the County records itemizing draw of funds for review of the County's payment to the DAMBC toward SPLOST eligible funding.

### III. Executive Director Report

Matt Poyner presented the Executive Director Report to the Board as follows:

#### Existing Industry:

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- Mohawk has agreed in principle to start an apprenticeship program with the Baldwin College & Career Academy. There are five students identified as potential candidates for these apprenticeships. There will be another meeting in early March to finalize details for this valuable opportunity bringing together education and industry.

#### **Milledgeville-Baldwin County Industrial Park:**

- Phase II covenants will be distributed to the businesses located with Industrial Park, on the northern portion of SR22, not included in the Phase III covenants.

#### **Sibley-Smith Industrial Park:**

- Still pending US Corps for approval and have engaged Senator Perdue's office to provide assistance.
- Weyerhaeuser has accidentally cut some timber on the property. A representative came to the office to advise of the error. The DAMBC will be reimbursed for the timber value and a map showing the affected area, about 40 trees, was provided.

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

- Soils are being investigated for determining the best wastewater treatment option on the commercial tracts of land and may have feedback to present at the FLRDA Board in April.
- Ed Walker and Cheryl Crumbley have been reappointed to the Board, Sammy Hall has been appointed, and Greg Tyson has been appointed to fill a vacant Baldwin County representative seat.
- Cleanup at FLRDA site is complete and site aesthetics have been improved.

#### **Projects / Recruitment:**

PROJECTS/RECRUITMENT (Tax Abatement Categories)								
CLASS	JOBs	INVESTMENT	ACTIVE PROJECTS	AERO	MFG	FOOD	S.S.	WARE
I	25 - 49	Min. \$10MM	1	0	0	0	1	0
II	50 - 99	\$10MM - \$100MM	4	0	3	0	0	1
III	100 - ∞	\$100MM - ∞	2	0	2	0	0	0

#### **Retail:**

- DAMBC was asked to provide insight to GCSU marketing class about commercial developments and downtown options with the City Planner and Director for Main Street. Students are designing a business plan to implement

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in the community and the DAMBC will provide feedback on the students' proposed plan for opening a business.

**Continuing Education:**

- Capstone project for GACEcD certification has been submitted for review to UGA. E.D. Poyner thanked Amy Davis for her assistance with final edits.

**Other:**

- An itinerary has been prepared and discussions are in process for a strategic planning session/board meeting in March.
- A date needs to be designated for Seyfarth-Shaw to provide on-site training for new and existing board members.
- Georgia Tech fiscal impact report and economic analysis report completion is expected soon and will be delivered to board members for review.
- February GEDA event was an informative and educational presentation from a McCallum-Sweeney site consultant in South Carolina. The presentation should be available by the GEDA soon copies will be provided to the Board. It provides valuable information and "do's and don'ts" from a community perspective. E.D. Poyner noted confidence of DAMBC activity meeting qualities sought by consultants.

**Upcoming Events:**

- February 27 – Ford NGL stakeholder forum
- March 2 – Hutchings Career Center tour (Macon)
- March 15 – Ford NGL stakeholder forum
- March 26 – Board meeting and Strategic Planning session (CGTC)

**IV. Executive Session**

A motion was made by Derek Williams, 2<sup>nd</sup> by Cheryl Crumbley, to enter into executive session. Executive session was entered into at 9:26am.

“...discussions with counsel related to real estate matters and/or potential litigation...”

A motion was made by Cheryl Crumbley, 2<sup>nd</sup> by Greg Tyson, to close executive session and resume open session. Open session was resumed at 9:46am. There was no action to be taken from executive session discussion, informational only.

**V. Adjourn**

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There being no further business, a motion was made by Derek Williams, 2<sup>nd</sup> by Cheryl Crumbley, to adjourn. The meeting was adjourned at 9:47am by Chairman Ed Walker.

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