

**MINUTES** of The Development Authority of Crawford County held Wednesday, September 2, 2020 at 6:00 PM at the Development Authority of Crawford County, Conference room; 1011 Hwy 341 N. Roberta, GA 31078

**MEMBERS Present:**

Arthur Bentley

Charles "Hill" Bentley

Brenda Carroll (via speaker phone)

Martha McAfee

Daniel Morgan

Charles Westberry

**MEMBERS Absent:**

Josh Lewis

**OTHERS Present:**

Paul Chapman (ex-officio)

Jimmy Collins (Choice Roofing)

Jeramie Collins (Choice Roofing)

Howard Harper (Bradbury Logistics)

Ted Hartley (Hartley Construction)

Katelyn Jennings (GA Post)

Lesley McNary (Director)

Ken Smith (BHI Home Improvement)

**Call to Order:**

The meeting was called to order by Vice-Chairman Charles "Hill" Bentley at 6:10 p.m.

**Pledge of Allegiance**

**Invocation:**

Given by Arthur Bentley

## **Standard Order of Business**

**Approval of Agenda-** Vice-Chairman Charles “Hill” Bentley called for a motion to approve the agenda, Arthur Bentley made the motion, Daniel Morgan seconded the motion the vote was unanimous, and the agenda was approved. Due to the contractors attending the meeting the Olin roof/repair bids were moved to the top of the agenda.

**Approval of Minutes-** Vice-Chairman Charles “Hill” Bentley called for a motion to approve the minutes of June 24, 2020, Arthur Bentley made the motion and Daniel Morgan seconded the motion the vote was unanimous, and the minutes were approved. Vice-Chairman Bentley also called for a motion to approve the minutes of July 16, 2020 Daniel Morgan made the motion, Arthur Bentley seconded the motion and the vote was unanimous, and the minutes were approved.

**Olin-Roof Repairs** Director Lesley McNary informed the board that a total of five bids had been received for the roof repairs. The bids were as follows: (6:23 p.m.)

**Hartley Construction (through BHI) 77,760.00**

**Bibb Home Improvement 92,877.00**

**Choice Roofing 98,875.00**

**Duratec Roofing Solutions 107,568.00 & 115,830.00**

**Leslie Yoder 21,500**

Hartley Construction, Bibb Home Improvement & Choice Roofing addressed the board concerning the roof repairs and each explained their bid and what work would be performed as part of the bid. The board asked questions, such as roofing product used, warranty of the work, price and the amount of time it will take to complete the roof.

Jimmy Collins (Choice Roofing) presented each board member with photos of the roof damage as well as showed a video to the board members of the roof leaking. Jeramie Collins (Choice Roofing) explained what TPO is to the board and said that the bid from Choice Roofing would be a permanent solution to the roof problems. With Choice Roofing, the labor warranty would be seven years and the material warranty would be 20 years, installation would take 2-2 ½ weeks and would be completed using thirteen local employees with no work being subbed out at a cost of 98,875.00

Ken Smith (Bibb Home Improvement) presented each board member with two options for the roof repair. The first option was a new metal roof installed by Hartley Construction, the labor warranty would be 5 years and the material warranty would be 25 years, installation would take three weeks at a cost of 77,760.00. The second option was a TPO roof system from Bates Roofing, the labor warranty would be five years and the material warranty would be 20 years, installation would take 2 weeks.

After a lengthy discussion amongst the board and questions being answered by the Contractors present at the meeting the consensus of the board was to go with TPO for the roof repairs and to consider the bids from Choice Roofing & Bibb Home Improvement.

Vice-Chairman Charles “Hill” Bentley called for a motion to select a contractor. Martha McAfee began to make a motion but immediately withdrew the motion. Vice-Chairman Bentley called again for a motion

to select a contractor, Brenda Carroll made the motion to award the bid to Bibb Home Improvement, Charlie Westberry seconded the motion, Martha McAfee, Arthur Bentley & Hill Bentley voted affirmatively while Daniel Morgan opposed the vote. Immediately upon awarding the roofing bid to Bibb Home Improvement, the representatives from Choice roofing left the meeting.

**Olin-Remodel Repairs** Director Lesley McNary informed the board two bids had been received to remodel the Olin warehouse, one from Bibb Home Improvement & the other from Choice Roofing. The bids were as follows: Choice Roofing 25,085.97 & Bibb Home Improvement 29,825.32 Since Choice Roofing had walked out of the meeting earlier the only bid considered was the bid from Bibb Home Improvement. Charles "Hill" Bentley called for a motion to approve the bid submitted by Bibb Home Improvement, Brenda Carroll made the motion, Charles Westberry seconded the motion, Martha McAfee and Hill Bentley voted affirmatively and Arthur Bentley & Daniel Morgan opposed the vote. The bid was awarded to Bibb Home Improvement at up to 30,000. At this point in the meeting Daniel Morgan resigned his seat on the board and left the meeting.

**Bradbury Logistics-** Howard Harper of Bradbury Logistics joined the meeting via speakerphone and updated the board on the progress Bradbury has made so far. According to Mr. Harper, Bradbury Logistics is constructing the first of three houses in Fort Valley, Georgia. The houses are located at 702, 704 and 708 Tulip Dr. and the project in the Dominican Republic is still on lock down due to Covid-19. Howard Harper asked the board to move the missed lease payments to the end of the lease as Bradbury does not have the funds to make the past due payments without crippling and jeopardizing their progress. After a short discussion amongst board members and an agreement from Howard Harper that Bradbury Logistics would pay the legal fees involved with moving the missed payments to the back of the lease, Vice-Chairman Charles "Hill" Bentley called for a motion to approve the request of Mr. Harper, Charles Westberry made the motion, Arthur Bentley seconded the motion and the vote was unanimous. Lesley McNary will assist Bradbury Logistics with accepting employment applications to fill the five positions available with Bradbury Logistics.

**Grass Cutting-** Lesley McNary informed the board that the Development Authority would be receiving two grass cuttings of the Industrial Park and 10,000 from the Commissioners instead of the normal 20,000 received in prior years. There was a group discussion reference grass cutting but no action or vote was taken.

**Georgia Fund 1-** During the month prior meeting the board had authorized Lesley McNary to transfer 275,000 to the Georgia Fund 1 account, there was an attempt to transfer the funds however due to the current banking of the Development Authority and Brenda Carroll not responding to calls no monies has been transferred.

**Planning/Budget-** Lesley McNary informed the board that a budget must be adopted, and she will have this prepared for the next monthly meeting. In addition, McNary added that she would like to schedule to schedule a board member tour of the new Columbus Business Incubator after Covid-19 restrictions are lifted.

**Banking-** Lesley McNary informed the board the difficulties continue with banking with the latest difficulty being the inability to order checks from GCB, checks may only be ordered by Brenda Carroll. McNary has made multiple attempts to contact Carroll, but she has been out of town and unreachable for months. Brenda replied that she has been busy. After discussion, Vice-Chairman Bentley called for a

motion to move all accounts to BB&T in Fort Valley. Charles Westberry made the motion, Martha McAfee seconded the motion and the vote was unanimous. Lesley will contact BB&T and set up the new accounts. All board members will be added to the account except for Brenda Carroll who requested not to be included on the new accounts. The board authorized McNary to transfer 270,000 to the Georgia Fund 1 account once the new accounts are opened.

**Art Barry-** The board was contacted by Art Barry with an offer to lease proposal for 575 Industrial Park Dr. to Joe Romeo of Barnyard Auction at the rate of 2250.00 per month for 3 years. After discussion of the costs to build out the building for Mr. Romeo and the lack of jobs associated with the project Vice-Chairman Bentley called for a motion to approve or deny the lease proposal. Motion to not approve was made by Brenda Carroll, seconded by Martha McAfee and the vote was unanimous. The board directed McNary to reach out to Mr. Romeo reference offering him a space at the Business Center.

**Announcements-** Commissioner Paul Chapman informed the board the Commissioner's had voted to authorize a Forensic Audit of the Development Authority.

**Adjournment:** With no business left to discuss Vice-Chairman Bentley called for a motion to adjourn, Arthur Bentley made the motion, Martha McAfee seconded the motion and the vote was unanimous and the meeting adjourned at 8:47 p.m.