

Minutes

Development Authority of Crawford County

Thursday, February 2, 2023

6pm

Development Authority of Crawford County, Conference Room

1011 Hwy 341 N.

Roberta, GA 31078

MEMBERS PRESENT:

Broadus Williams

Diane Griffin

Richard Murphy

Thomas Collins

Adriane Romeo

Martha McAfee

Tisa Horton

Crystal Golden

MEMBERS ABSENT:

Jay Andrews

Dennis Kelly

OTHERS PRESENT:

Dale Jump

Jackie McCowen

Casey Moore

Daniel Wilder

Art Barry

Call to Order:

Chairman Thomas Collins called the Development Authority of Crawford County meeting to order at 6:00pm.

Pledge of Allegiance:

Invocation:

Given by Broadus Williams

Order of Business:

Approval of Agenda:

Chairman Thomas Collins called for a motion to approve the agenda. Adriane Romeo made the motion. Seconded by Broadus Williams, the vote was unanimous.

Approval of Minutes:

Chairman Thomas Collins called for a motion to approve the regular meeting minutes from the January 5, 2023. Adriane Romeo made the motion. Seconded by Martha McAfee, the vote was unanimous. Chairman Thomas Collins called for a motion to approve the executive session minutes from January 5, 2023. Martha McAfee made the motion. Seconded by Richard Murphy, the vote was unanimous.

Welcome:

The Board welcomed the guests in attendance.

Old Business:

Miller Electrical Contracting LLC

Tisa Horton, Executive Director, updated the board that Miller Electrical Contracting LLC would like to thank the board for the opportunity to rent out the room, unfortunately at this time he will not be able to move forward.

Business Center Roof Bids:

Tisa Horton, Executive Director, presented the board with four sealed bids for the roofing repairs of Wing B and D.

Prime Construction LLC \$75,000

Farr Roofing \$118,300

Whitt Quality Construction LLC 1) \$248,263.93 2) \$166,663.53 (Only for the Electrician Room)

Alan Frank Roof \$146,675

Chairman Thomas Collins asked to move the roof bid after executive session.

New Business:

Code of Ethics

Tisa Horton, Executive Director, presented the Code of Ethics to the board for their annual signature.

County Tier Status

Tisa Horton, Executive Director, announced Crawford County has moved from Tier 2 to Tier 3. She discussed the advantages of the job tax credit and what it means for the county. Tier 3, Min 10 jobs, \$3,000 per job against 100% state tax. Companies have until March 31st to file a Notice of Intent.

Development Authority Credit Card

Tisa Horton, Executive Director, requested that CCDA apply for a credit card with a \$10,000 credit limit. \$5,000 is toward the Executive Director Purchasing Authority amount and \$5,000 toward the Executive Discretionary Funds. Tisa Horton, Executive Director discusses that Marth McAfee is the signature/person on the business resolution for the bank and desires to be removed. Adriane Romeo volunteered to replace Martha McAfee on the business resolution. Chairman Thomas Collins called for a motion to change the business resolution from Martha McAfee to Adriane Romeo. Broadus Williams made the motion. Seconded by Martha McAfee and the vote was unanimous. Chairman Thomas Collins called for a motion of CCDA to apply for a \$10,000 credit card of \$5,000 toward the Executive Director Purchasing Authority amount and \$5,000 toward the Executive Discretionary Funds. Richard Murphy made the motion. Seconded by Adriane Romeo, the vote was unanimous.

Georgia Speaks Business Site Selection Magazine

Tisa Horton, Executive Director asked the board to table this item.

Industrial Park Marketing Proposal

Real Estate Broker, Art Barry II, SIOR of Coldwell Banker Commercial Eberhard & Barry made a proposal to market the Industrial Park property. Martha McAfee made a motion to entertain the listing agreement with Art Barry to market the Industrial Park property for \$15,000 per acre with a 10% commission on properties sold for a one-year contract, pending the finalizing of the paperwork of the submitted contract by our lawyer. Seconded by Broadus Williams. The Board discussed the proposal and Chairman Thomas Collins stated the proposal will be in executive session under legal. After the discussion Martha McAfee withdrew her motion.

Revolving Loan Fund Public Hearing

On February 7, 2023, an RLF Public Hearing for Dickey Farms will be at the Crawford County Courthouse after the County Commission 6pm meeting.

Financials

\$591,684.67 / \$1,591.94

Executive Session: Legal and Real Estate

Chairman Thomas Collins called for a motion to enter executive session for legal and real estate. Broadus Williams made a motion to go into Executive Session allowing County Commissioner Jackie McCown, County Commissioner Chair Dale Jump, and CCDA Attorney Daniel Wilder to stay and participate in the executive session. Seconded by Adriane Romeo, the vote was unanimous.

Chairman Thomas Collins called for a motion to return to open session. Diane Griffin made the motion. Seconded by Broadus Williams, the vote was unanimous.

Legal

Chairman Thomas Collins called for a motion of installing Wing D natural gas lines from Fort Valley Utility Commission in the amount of \$5525. Adriane Romeo made the motion. Seconded by Richard Murphy, the vote was unanimous.

Industrial Park Marketing Proposal

Chairman Thomas Collins called for a motion. Adriane Romeo made a motion to approve entering the Listing Agreement with Art Barry, to market the Industrial Park property for \$15,000 per acre with a 10% commission on properties sold for a one-year contract, pending the finalizing of the paperwork with the stipulation clause "Seller reserves the right to construct a building on any one or more of the lots to be offered for sale under this Agreement. Upon approval by the Crawford County Development Authority of a proposal or motion to construct any improvements of any kind on any of the lots, the affected lots will be removed from the purview of the Agreement, and Seller shall have no obligation to reimburse or pay any fees, commissions, or other costs to Broker or anyone acting on behalf of Broker notwithstanding any provisions to the contrary in the Agreement" to our lawyer. Seconded by Broadus Williams, the vote was unanimous.

Business Center Roof Sealed Bids

The board had discussion regarding the sealed bids for the roof repair of Wing B and D. Chairman, Thomas Collins called for a motion. Richard Murphy made a motion accepting Prime Construction sealed bid with no down payment, and/or receive a dual-party check to supplier, if offer is rejected move forward with the next lower bidder. Seconded by Broadus Williams, 3 voted yes and the vote dies for failure to execute the votes.

Chairman Thomas Collins, called for a motion. Diane Griffin made a motion to accept Prime Construction bid for \$75,000 with no down payment and if the offer is rejected, the Executive Director Tisa Horton have the authority to negotiate the down payment from the range of \$0 - \$37,500. There was discussion among the board. Chairman Thomas Collins called for the votes, there were four YES and two NO. Richard Murphy and Adrienne Romeo voted NO, and the vote carried with four YES.

Announcements:

On February 7, 2023, an RLF Public Hearing for Dickey Farms will be at the Crawford County Courthouse after the County Commission 6pm meeting.

Holly Hunt, Program Manager, DCA Community Finance Division Affairs will give a presentation on Georgia Small Business Credit Initiative, Georgia Agribusiness and Rural Jobs Act Program at the next board meeting, March 2, 2023.

Adjournment:

With no further business to discuss, Chairman Thomas Collins called for a motion to adjourn the meeting. Richard Murphy made the motion. Seconded by Adriene Romeo, the vote was unanimous. The meeting was adjourned at 9:15pm.