

Habersham County Development Authority
Thursday, May 5, 2022 @ 3:30 pm
Executive Floor Conference Room
130 Jacob's Way, Clarkesville, GA 30523

Members Present: Gail Thaxton, Bryan Ferguson, Jeff Bruns, Bill Duff, Allen Whitener, Brent Edwards, Kelly Woodall

Members Not Present: None

Others Present: Mike Beecham, Alicia Vaughn, Janney Sanders, Ty Akins, Bruce Palmer, Charlie Fiveash, other guests

Call to Order and Invocation

The meeting was called to order at 3:30 pm and invocation given by Gail Thaxton.

Approval of Agenda

A MOTION was made by Kelly Woodall, SECONDED by Brent Edwards, and voted unanimously to approve the order of business.

Approval of Minutes

A MOTION was made by Kelly Woodall, SECONDED by Bill Duff, and voted unanimously to approve the minutes of the April 7, 2022 regular meeting.

Monthly Activity Report

Mike Beecham presented the Monthly Activity Report. April YTD represents 83.3% of the Fiscal Year. Current revenues are .40% and current expenditures are 27%. Total account balances are \$706,750.

A MOTION was made by Jeff Bruns, SECONDED by Bryan Ferguson, and voted unanimously to approve the monthly financial report as presented.

Old Business

Airport Business Park Update – Mike Beecham said that the Higgins building is now under construction. The streetlight project with HEMC will begin on May 16th. The installation will take about 3 weeks to complete. The business park tenants will share the monthly cost of the streetlights. Mike would like to be able to bill the tenants and pay HEMC annually rather than monthly. He is checking with HEMC to see if that is possible. Charlie Fiveash suggested that an administrative association be established for the business park tenants.

Other Property Updates – None

Partnership Habersham – Charlie Fiveash said that Don Higgins is interested in developing another spec building in the business park. His current building will be 40,000 square feet and will take approximately 9 months to complete. Mr. Higgins would like to build another spec building twice that size. The maximum size that the current pads will accommodate is 80-100,000 square feet. We will need to look at developing the Reed property for anything larger. We need to look at sewer availability for the Reed property. The building below OK Foods has been sold to another owner who hopefully will keep the

building maintenance up better than the previous owner. The previous owner did not want to participate in paying for the streetlights, but we should approach the new owner for participation.

New Business

Hotel Bond Resolution - Attorney Janney Sanders has received documents from Jim Woodward regarding the proposed transaction with the Cornelia Hotel project. He asked for a vote on adopting the bond resolution and proceeding with the bond validation to provide the incentives for the project based on the MOU between the Development Authority, Habersham School Board, and City of Cornelia.

A MOTION was made by Jeff Bruns, seconded by Brent Edwards, and voted unanimously to approve the Bond Resolution for the Cornelia Hotel and to authorize the Chairman and Secretary to sign the related documents and proceed with the validation process.

Retreat Follow Up Meeting – Dr. Thaxton would like to schedule a full-day follow up meeting from the Retreat with Rope Roberts, Carrie Barnes, and other EDC partners to discuss in depth some of the important items that were brought up at the retreat in February. Patti McLarty volunteered to coordinate the meeting.

Other Reports

Alice Venter with the City of Baldwin – She feels that it is important for the City of Baldwin to listen to the Development Authority's concerns about what is holding back progress and property sales in the business park, related to their Minimum Development Standards. She stated that she was not at the meeting to represent any of the other Baldwin council members or the mayor, but only as a single council member that wants to listen and help. Mike Beecham is working on comparing the development standards for stormwater roads and utilities for a Minimum Development Standards meeting on May 17th. Alice asked to be included in that meeting. Alicia Vaughn said that the meetings were for learning - to compare standards and clarify common goals and determine next steps.

A MOTION was made Brent Edwards, seconded by Bryan Ferguson, and voted unanimously to enter Executive Session at 4:06 pm.

Executive Session

A MOTION was made by Jeff Bruns, seconded by Kelly Woodall, and voted unanimously to exit Executive Session at 4:28 pm.

Next Meeting

The next regular meeting is Thursday, June 2, 2022 @ 3:30 pm, Habersham County Administration Building.

Adjourn

A MOTION was made by Bill Duff, seconded by Jeff Bruns, and voted unanimously to adjourn the meeting at 4:30 pm.



Brent Edwards, Secretary



Attest: Mike Beecham