

**Habersham County Development Authority  
Thursday, September 1, 2022 @ 3:30 pm  
Executive Conference Room  
130 Jacob's Way, Clarkesville, GA 30523**

**Members Present:** Gail Thaxton, Bryan Ferguson, Bill Duff, Brent Edwards, Jeff Bruns

**Members Not Present:** Allen Whitener, Kelly Woodall

**Others Present:** County staff, Members of the Public and Media

**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 Jeff Bruns, seconded by Bill Duff, and voted unanimously to amend the agenda by adding Discussion of Minimum Development Standards meeting under Other Reports as item b.

A MOTION was made by Jeff Bruns, SECONDED by Bill Duff, and voted unanimously to approve the amended agenda.

**Approval of Minutes**

A MOTION was made by Bill Duff, SECONDED by Brent Edwards, and voted unanimously to approve the minutes of the August 4, 2022 regular meeting.

**Monthly Activity Report**

Mike Beecham presented the Monthly Activity and Financial report. August YTD represents 16.67% of the Fiscal year. Current revenues are 7.05% and current expenditures are .52%. Total account balances equal \$685,355. Information was provided by Tim Sims in response to previous questions regarding the Wells Fargo investment account.

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

**Old Business**

Airport Business Park Update – Charlie Fiveash gave the business park update. Although Shook's Landscaping did a great job on the original landscape installation at the business park entrances, they have not kept up with the regular maintenance as expected. These areas need to be maintained at least quarterly. Charlie also suggested that seasonal color changes be done so it won't appear so bland. All streetlights installed by HEMC are up and working. There are some good prospects for the remaining pads as well as Mr. Higgins' spec building, which is nearing completion. Mr. Higgins has interest in building more spec buildings in the business park. Mike Beecham shared that the business park subdivision plat has been submitted to Baldwin for their review. An updated plat will be needed to include the 1.29 acres of the Reed property, which will be annexed into Baldwin as part of the business park.

Other Property Updates – Charlie would like for the Development Authority to review and update their by-laws, covenants, and any other compliance documents, such as incentive guidelines and appointed Development Authority officers. The business park covenants need to be updated and the architectural review committee selected, which should include a business park owner/resident representative. Dr. Thaxton asked if it would be possible to have these policies and documents updated by the January 2023 meeting. Commission Chairman Bruce Palmer shared that he has met with Brian Marlowe with the Georgia EDC, who gave him advice to build a relationship with the Georgia EDC representatives, keep our business park information and progress updated, and to build expandable buildings. Chairman Palmer suggested using a drone to take current and annual aerial photos of the business park. Brent Edwards said that Georgia Power normally takes updated drone footage a couple of times a year.

Partnership Habersham – Charlie Fiveash gave the update. He has spoken with Mr. Higgins about trading two pads in the business park in exchange for Mr. Higgins constructing the road in the Reed property development. However, Mr. Higgins has not yet made a decision.

#### **New Business**

None

#### **Other Reports**

- a. Discussion of Development Authority board members attending the Georgia Academy for Economic Development “Essentials” course on February 8, 2023 in Clarkesville, Georgia. A MOTION was made by Brent Edwards, seconded by Bill Duff, and voted unanimously to support Development Authority board members attending the Georgia Academy for Economic Development “Essentials” course on February 8, 2023, with enrollment fees paid for by the Development Authority.
- b. Discussion of Minimum Development Standards meeting held on August 30, 2022 – Dr. Thaxton facilitated a meeting which included participants from all seven municipalities to compare and discuss minimum development standards. There was discussion of threats and challenges to potential economic development in Habersham County.

A MOTION was made by Brent Edwards, seconded by Bill Duff, and voted unanimously to enter Executive Session at 4:30 pm.

#### **Executive Session for the purpose of discussing Real Estate Acquisition and/or Disposition**

A MOTION was made by Jeff Bruns, seconded by Brent Edwards, and voted unanimously to exit Executive Session at 4:42 pm.

A MOTION was made by Jeff Bruns, seconded by Bryan Ferguson, and voted unanimously to accept the Letter of Intent for incentives for Fieldale and the City of Cornelia.

**Next Meeting**

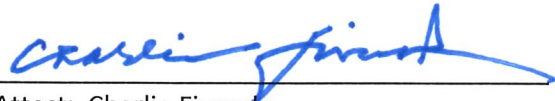
The next regular meeting is Thursday, October 6, 2022 @ 3:30 pm, Habersham County Administration Building.

**Adjourn**

The meeting was adjourned by consensus at 4:44 pm.



Brent Edwards, Secretary



Attest: Charlie Fiveash