

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

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

Members Not Present: Brent Edwards

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 Kelly Woodall, SECONDED by Jeff Bruns, 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 November 3, 2022 regular meeting.

Monthly Activity Report

Alicia Vaughn presented the Monthly Activity and Financial report. Since the meeting fell on the first day of the month, all the standard financial reports were not yet available. The Wells Fargo Investment account balance on December 1, 2022 was \$546,162, which is an increase of \$20,974 from the previous month. A full financial report for November 30, 2022 will be available at the January 2023 meeting.

A MOTION was made by Bryan Ferguson, SECONDED by Kelly Woodall, and voted unanimously to approve the monthly financial report as presented, with updates to be provided at the January 5, 2023 meeting.

Old Business

Airport Business Park Update – Charlie Fiveash gave the business park update.

- Consider/Approve Landscape Maintenance Bids for Airport Business Park (tabled from November 3, 2022 meeting). A MOTION was made by Jeff Bruns, seconded by Kelly Woodall, and voted unanimously to un-table item. Two owners of 3J's Landscape addressed the Development Authority and shared their experience and expertise in landscaping and maintenance. The bid they submitted in the amount of \$1,200 is for initial mowing and clean-up, with an option to add mulching, pine straw or seeding at an additional cost. A MOTION was made by Jeff Bruns, seconded by Kelly Woodall, and voted unanimously to accept the bid as presented and hire 3J's Landscaping for the business park entrances.

Wilson-Hutcheson is under the due diligence period for pads 5 and 7. Charlie and Wade have brought them two prospects who may be interested in their proposed buildings. The Higgins building has not made any progress in approximately 90 days. Mike Beecham shared that the 12-month period to complete the building will end February 21, 2023. Charlie thinks the building could be completed in 30

to 60 days. The Development Authority should be prepared to send a letter to Mr. Higgins advising him of the date the building must be completed.

Wade Rhodes has met with Mike Weber, the contractor for Wilson-Hutcheson regarding True Tubing Solutions, the company based in Oklahoma and located in Commerce who is interested in relocating to the Airport Business Park. They have met to discuss site plans and building design. They will need 20 – 30k square feet and will want a long-term lease. The closing on these lots should be in January. Wade also shared a story about a local manufacturer, Geo Textiles, who has sold part of his business to a large international company who will be making Habersham County their headquarters. The original owner will need to relocate the remaining division of his business to a new location and could potentially be a prospect for the business park.

SteelCell will begin construction on their new building once the annexation is finalized. Their plan is to build a 75k square foot building on the new site.

Courthouse Redevelopment Update – There has been limited interest in the old courthouse. A hotel developer out of Cherokee County has toured the property and is not interested in leaving the current building intact but would plan to build a hotel and conference center on the old courthouse site. Charlie would like to bring him back up to Habersham County to show him around and introduce him to some other community leaders. Lew Oliver has begun to lose interest in his original plan to acquire the old courthouse for redevelopment, due to inflation and rising interest rates. Mr. Oliver could be a great ally to help with the redevelopment plans for another buyer like the hotel developer referenced above. The RFQ will expire in January and the Development Authority may want to consider extending the deadline since we have only heard from one strong prospect.

Other Property Updates – Charlie asked for clarification from the Authority as to who has the authority to sign contract extensions and other similar documents that don't require a vote from the Development Authority. What documents are required to be signed by the Chairperson and what documents can be signed by Charlie? Janney Sanders said we need to look at the by-laws for guidance.

New Business

Consider/Approve Expenses Associated with Updating By-Laws and Park Covenants – Charlie has spoken with a local attorney regarding updating the Development Authority's by-laws and park covenants. A MOTION was made by consensus to table this item until a cost estimate is provided.

Consider/Approve Expenses Associated with Upgrading Development Authority Website – Charlie is working with a website company to update the Partnership Habersham website. Since the Development Authority website is outdated and inaccurate, Charlie suggested having it updated at the same time, sharing the cost with Partnership Habersham. A MOTION was made by Kelly Woodall, seconded by Bill Duff, and voted unanimously to approve the cost to update the Development Authority website, not to exceed \$2,500.

Other Reports

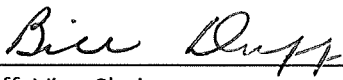
Stephanie Almagno from the Baldwin City Council attended the meeting. Last week, the annexation of the new SteelCell property was presented to the City Council, but no one in favor of the annexation was in attendance. The item was tabled until their next council meeting on December 12. Charlie plans to attend the meeting.

Next Meeting

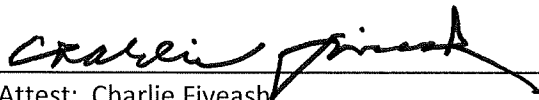
The next regular meeting is Thursday, January 5, 2023 @ 3:30 pm, Habersham County Administration Building.

Adjourn

A MOTION was made by Jeff Bruns, seconded by Bryan Ferguson, and voted unanimously to adjourn the meeting at 4:28 p.m.



Bill Duff, Vice Chair



Attest: Charlie Fiveash