

Habersham County Development Authority
Thursday, September 14, 2023 @ 3:30 pm
Executive Conference Room
130 Jacob's Way, Clarkesville, GA 30523

Members Present: Gail Thaxton, Jeff Bruns, Kelly Woodall, Jim Butterworth (by teleconference)

Members Not Present: Bryan Ferguson, Allen Whitener

**** No action was taken during this meeting due to no quorum present ****

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

None

Approval of Minutes

None

Monthly Activity Report

Alicia Vaughn presented the Monthly Activity and Financial report. August YTD represents 16.67% of the Fiscal Year. Current revenues are 3.04% and expenditures are 25%. Total account balances equal \$1,350,935.

Old Business

Airport Business Park Update – Charlie Fiveash gave the update. The sale of pad 10 closed on Monday September 11th. Cash proceeds from the sale will be used for the grading. The bid/RFP opening for the grading is September 25th. The award will be based 60% on price and 40% on completion date of project. The Development Authority will hold a special called meeting after the bid opening to approve. The developer who owns pads 5 and 7 will begin construction on a 20,000 square foot building. The Higgins building is complete, with the exception of pavement.

Courthouse Redevelopment Update – We are waiting for the Phase 1 environmental report from Rochester. Once that is complete, we will put out an RFP for the demolition.

Other Property Updates – Charlie mentioned there is a large site available in the south side of the county that would be good for tying in with the inland port.

New Business

None

Other Reports

Charlie presented a copy of the original by-laws as well as the first revised draft from attorney Jim Weidner. Gail explained that back in May the Development Authority reviewed this first draft and gave

feedback regarding proposed changes. Gail Thaxton asked the board members to review the draft again, considering what they have learned through the process of selling pad 10, before approving the final revised by-laws. If we have all the recommended changes made before the October meeting, the by-laws will be voted on in that meeting. Charlie added that Mr. Weidner told him that he will have the park covenants revised by the end of the month. Patti McLarty informed the members present that the Board of Commissioners would be voting on the appointment of the new Development Authority board member at their meeting next week.

Gail asked if everyone on the board would be willing to participate in a work session for financial planning and strategies. The money we currently have in the bank is from land sales, but where will our revenue stream come from without land sales? She mentioned that there are increasing recurring costs for the Development Authority, such as support staff, training, legal services, etc. There are other ways to build a revenue stream such as loans, bonds, grants, etc. and she feels that we need to explore these other options for additional revenue. Jeff Bruns also shared his concern for the Development Authority's future financial needs and agrees that it is a good idea to plan ahead so that we are prepared for Opportunities when they arise.

Public Comment

Clarksville council member Angelia Kiker asked if there was a formal vote made for the loan from the Development Authority to the county for the courthouse demolition. Alicia Vaughn said yes, there was a special called meeting last week where this was approved by the board. Patti McLarty will provide a copy of the agreement as well as the minutes from the meeting where the agreement was approved to Ms. Kiker.

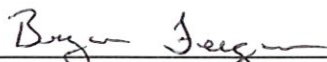
BOC Chairman Ty Akins shared a thought with the authority. When he was first appointed to the Development Authority several years ago, he questioned whether some deals were worth making based on the profit. He said Phil (former county manager) told him that the Development Authority's main job is to encourage economic development for the county, including growth and job creation, and that some deals would be more profitable than others, but that they are all important.

Next Meeting

The next regular meeting is Thursday, October 12, 2023 @ 3:30 pm, Habersham County Administration Building.

Adjourn

The meeting was adjourned at 4:17 pm.



Bryan Ferguson, Vice Chair



Attest: Charlie Fiveash