

**Habersham County Development Authority
Thursday, November 13, 2025 @ 3:30 pm
Executive Conference Room
130 Jacob's Way, Clarkesville, GA 30523**

The Habersham County Development Authority held a regular meeting on Thursday, November 13, 2025, at 3:30 p.m. in the Executive conference room in the Habersham County Administration Building located at 130 Jacob's Way, Clarkesville, GA, 30523.

Members Present: Jim Butterworth, Sidney Roland, Mike Franklin, Jeff Bruns, Allen Whitener, Bryan Ferguson

Members Not Present: David Lovvorn

Others Present: Tim Sims, Kiani Holden, Patti McLarty, Matt Skilling, Jim Woodward, Mike Beecham, Tommy Thurmond, Alex Robinson, Media

Call to Order

The meeting was called to order at 3:30 p.m. by Jim Butterworth.

Invocation and Pledge of Allegiance

The invocation and the Pledge of Allegiance were led by Jim Butterworth.

Approval of Agenda

A MOTION was made by Mike Franklin, seconded by Bryan Ferguson, and voted 6-0 to approve the agenda as presented.

Approval of Minutes

A MOTION was made by Sidney Roland, seconded by Mike Franklin, and voted 6-0 to approve the minutes of the September 11, 2025 Regular meeting.

Review of Quarterly Financials

Kiani Holden presented the quarter-end financials dated September 30, 2025. September YTD represents 25% of the fiscal year. Therefore, expenditures should be less than or equal to 25% of the FY26 budget, while revenues should be 25% at a minimum. Actual revenues collected were 20% of the total budgeted revenues, while actual expenditures were 21%. The SouthState Bank balance as of November 13, 2025 was \$30,194. The Georgia Fund 1 account balance as of November 13, 2025 was \$1,344,131. Excess funds from the SouthState account were transferred to the Georgia Fund 1 account, and the Wells Fargo account was closed. Capital outlay this fiscal year is \$19,016, which was used to pay off the balance of the streetlight installation costs. Jim Butterworth explained to Alex that the Development Authority does not currently have any regular income. As we go down the road, obligating ourselves to any recurring expenses, causes concern. Our account balances, which consist of funds from property sales and not property taxes, do earn a small amount of interest. Mike Franklin asked Tim Sims if any money for the Development Authority was in the county's budget. Tim said not at the current time, but the next budget process will begin early next year. Kiani said the Finance Department is gathering information from other counties regarding funding

economic development. Tim confirmed that \$500,000 was put into SPLOST 8 for airport improvements and economic development. However, those funds will not be available for a few years. Jim stressed that we need to be part of the next SPLOST discussions. Mike Franklin said we are getting behind, as is illustrated with Stephens County, who funds their economic development very well.

Old Business

1. Partnership Habersham Update –
 - Welcome Alex Robinson, Executive Director – Jim introduced Alex, who is the new Executive Director of Partnership Habersham, and will be serving as Executive Director of the Development Authority as well. Alex told the board about her background in “Target Industry Project Management,” which is the attraction, expansion and retention of the manufacturing industry in Gwinnett County. Alex also has a background in strategic planning. She said she is excited to be working in Habersham County. The board members and others present introduced themselves and their relation to the Development Authority.
 - Alex Robinson read her Executive Director’s Report for the first two weeks she has been on the job, which included: Toured the Airport Business Park and began gathering information regarding the lots and history of the existing industries; met with the PH Workforce Development Committee; Began planning the South Habersham Middle School Industry Tour for 2026; met with Mike Beecham and reviewed the joint comprehensive plan, and is working on the State of the County address to be held in December.
2. Airport Business Park Update –
 - Business Park Streetlight Billing – Patti McLarty gave up the update. The \$19,000 remaining balance owed to HEMC for the streetlight installation has been paid. Our monthly bill going forward will be significantly less – \$7.88 per light, for 21 lights, which totals \$165.48 versus \$430 per month which we have been paying. Jim said the dilemma is that our name is on the sign at the business park, and do we want it to be dark at night? Patti added that the monthly bill for each of the 14 lots in the business park would be \$11.82 per month. Jeff Bruns asked if the bill could be turned over to Habersham County? Mike Franklin said it should be turned over to City of Baldwin, not the county. It was discussed among the board that January would be a good time to approach the City of Baldwin since they will have a new mayor and new council members. Bryan Ferguson brought up the Hutchinson properties and the fact that they have still not constructed buildings per their agreement. Jim said that this issue is already on Alex’s radar.
3. Phase II Business Park Update– The building should be completed on the lot we sold earlier in the year as they began construction very quickly. We still have 15 acres to sell in Phase II.

New Business

None

Public Comment

Tim thanked everyone for voting YES for SPLOST. The approval rate was 70%, which was great. Tim said he hopes that people were educated and will trust us to be transparent with the projects.

Other Reports

- Follow-up discussion regarding fiduciary accounts and alternative long-term investments – None
- Review of Proposed 2026 Meeting Schedule – All members were in favor of the proposed 2026 meeting schedule.

MOTION by Mike Franklin, seconded by Sidney Roland, and voted 6-0 to enter Executive Session at 4:02 p.m.

Executive Session

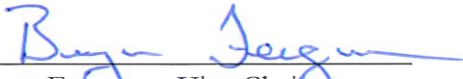
MOTION by Sidney Roland, seconded by Mike Franklin, and voted 6-0 to exit Executive Session at 4:22 p.m.

Next Meeting

The next regular meeting is Thursday, December 11, 2025, at 3:30 p.m.

Adjourn

A MOTION was made by Mike Franklin, seconded by Allen Whitener, and voted 6-0 to adjourn the meeting at 4:24 p.m.


Bryan Ferguson, Vice Chair


Attest: Sidney Roland, Secretary