

THOMASTON-UPSON COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY MINUTES OF JULY 26, 2021 BOARD MEETING CITY/COUNTY MEETING ROOM

BOARD MEMBERS PRESENT

Norman Allen
Chase Fallin
Lonnie Joyce
Steve Rush
J. D. Stallings
Matt Smith

OTHERS PRESENT

Kyle Fletcher, Executive Director
Susan Hill, IDA Assistant
Johnnie Caldwell, Attorney

GUESTS

Dave Piper, WTGA Radio
Taylor Smith, City's ED Coordinator
Keith Hanson, Director of Business Development, DCC Construction
Jimmy Williams, VP, DCC Construction

CALL TO ORDER:

Meeting was called to order by Mr. Rush at 4:00 P.M.

APPROVAL OF MINUTES:

A **MOTION** was made by Mr. Allen, seconded by Mr. Stallings, and approved to accept the June Minutes with the revision of item #2 in regards with the debt collection agreement to read "4 to 1 approved".

FINANCIAL REPORTS:

A **MOTION** was made by Mr. Allen, seconded by Mr. Fallin, and approved to accept the June Financial Reports.

BUSINESS

1. Directors Report

Mrs. Fletcher met with Amanda Fields (Region 4 Project Manager for the Georgia Department of Education) and Shania Duncan (IDA Summer Intern) to spend the day in Thomaston. They met with Dan Fuller and had a tour of Chief Manufacturing, met with Quad's Plant Manager Larry Martin, toured the CGB&T Park and wrapped up with a meeting and tour of Turkey Creek Snacks.

Commissioner Watson and Mrs. Fletcher had a follow-up meeting with Bob and Ricardo in regards to redundancy for United Teleports. We were pleased to learn that United Teleports recently signed a contract with Windstream that will "connect the loop" that we discussed at our meeting on June 10th. With that being said, that eliminates the need for the county to fund that project. We are excited about United Teleports having the redundancy in place in the next six months.

2. DCC Dublin Construction Marketing Agreement

A **MOTION** was made by Mr. Allen, seconded by Mr. Fallin and approved to enter into a marketing agreement with DCC Dublin Construction Co. DCC reached out to Mr. Allen and sent a proposal for the CGB&T Park. The initial period of this Agreement shall be for two (2) years.

As part of the agreement if a general contractor other than DCC is awarded the contract to develop the CGB&T Park, then DCC shall receive a fee of two hundred fifty dollars (\$250) per acre.

DCC will be the primary entity responsible for marketing the CGB&T Park to prospective developers, site selection consultants, and brokers. DCC will utilize its contact lists and relationships to create visibility and interest for the CGB&T Park and will provide prospective qualified developers and industries options for construction and financing. A qualified developer will be vetted and approved by DCC and IDA.

3. Curry Real Estate Agreement

A **MOTION** was made by Mr. Joyce, seconded by Mr. Fallin and approved to enter into a brokerage engagement agreement with Curry Real Estate. The term of this agreement begins on August 1, 2021 and ends on July 31, 2023. Curry Real Estate has the exclusive listing with the CGB&T park. If the TUCIDA transfers a portion of the property for little or no cost, the real estate commission shall be a minimum real estate commission of \$1,500.00 per acre. All commissions shall be split 50/50 between listing and selling brokers.

4. Appointment to DCC Steering Committee

A **MOTION** was made by Mr. Fallin, second by Mr. Joyce and approved the following members for the Steering Committee in agreement to DCC Dublin marketing agreement:

Keith Hansen
Will Curry
Kyle Fletcher
Norman Allen
JD Stallings

The parties agree to form a steering committee comprised of five (5) persons (the "Committee"). The Committee shall consist of a representative of DCC, the IDA, the Realtor, and two others agreeable to the IDA and DCC. The Steering Committee shall be responsible for at least a monthly meeting during which the IDA will discuss with the Committee its plans and contacts related to the CGB&T Park.

5. 2022 Proposed Budget

A **MOTION** was made by Mr. Allen, seconded by Mr. Smith and approved to recommend the draft of the 2022 budget before the City Council and County Commission; with a salary increase and an insurance decrease.

6. IDA Funding Agreement

A **MOTION** was made by Mr. Fallin, seconded by Mr. Joyce and approved to TABLE the funding agreement with the city and county. This non- operating account was approved in June 2017 and will expires in June 2022. A discussion at a later date will be discussed on future funding for the IDA.

The City and County approved a new joint wastewater service delivery agreement. The IDA attorney and the city attorney will work on a separate agreement between the city and IDA; the agreement will be available to the IDA in September. Mr. Allen stated that the IDA will not be asked to contribute roughly \$1.5 million so the IDA will not ask to continue the debt service extension agreement as written.

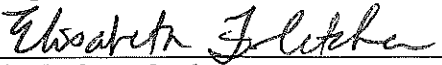
OTHER BUSINESS:

The next board meeting is scheduled for August 23rd 2021

ADJOURNMENT:

The meeting was adjourned at 4:40 P.M.

Respectfully submitted,


Elisabeth K. Fletcher