

THOMASTON-UPSON COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY MINUTES OF
SEPTEMBER 27, 2021 BOARD MEETING CITY/COUNT MEETING ROOM

BOARD MEMBERS PRESENT

Norman Allen
Lonnie Joyce
Steve Rush
JD Stallings
Matt Smith

OTHERS PRESENT

Kyle Fletcher, Executive Director
Johnnie Caldwell, Attorney

GUESTS

Dave Piper, WTGA Radio
Josh Raybon, A&C Environmental
Dr. Mark Andrews, SCTC

CALL TO ORDER

The meeting was called to order by Mr. Rush at 4:00 p.m.

APPROVAL OF MINUTES

A **MOTION** was made by Mr. Stallings, seconded by Mr. Allen, and approved to accept the July minutes.

FINANCIAL REPORTS

A **MOTION** was made by Mr. Allen, seconded by Mr. Joyce and approved to accept the July financials.

A **MOTION** was made by Mr. Joyce, seconded by Mr. Smith and approved to accept the August financials.

BUSINESS

1. Director's Report

Mrs. Fletcher had a conference call with Cardno regarding the Brownfield grant. Instead of the coalition grant (\$600,000), we will pursue the community wide grant (\$500,000) that will allow the IDA to make the application and still include sites from Upson County. The EPA continues to change grant regulations and we will work to comply with the latest changes. Mr. Rush asked if the IDA would administer the funds and Mrs. Fletcher responded that the IDA will administer the fund and work with both the city and county on site priorities.

Mrs. Fletcher spoke with Lindsey Martin with GDEcD about the 'GRAD Select' designation for industrial parks. This status is an indication that a site has met or exceeded more rigorous certification requirements. For the CGB&T Park (that is already designated as a "GRAD" site, it would entail getting updated environmental reports on the entire park. The first step in the process is a 90 minute interview with Lindsey and Bill Bryant regarding the current reports we have for the park. I also spoke with a representative of W&A Engineering that was recently involved in a project with getting a GRAD Select certification for Worth County. I haven't been able to get a cost estimate on what it would take for the designation but wanted to gage the board on interest in pursuing this designation. The Board advised that Mrs. Fletcher pursue the interview to get more information on how to move forward. Chairman Allen also suggested contacting Norfolk Southern's Economic Development Office about designations that the railroad offers for industrial parks.

A Workforce Development Task Force meeting was held on Sept. 23rd at ULHS. Seventeen members attended the meeting. We discussed how to reach students and parents with initiatives, dual enrollment, industrial employment needs and making a video on today's "Advanced Manufacturing" to showcase local industries and let students know how "high tech" manufacturing has become. Chairman Allen discussed College/Career Academies and how their success around the state and suggested a meeting with Central Office personnel, IDA, Mayor, Chairman and SCTC. will determine a date and send a calendar invite.

Chairman Allen stated people are always asking him "why am I paying school taxes" and we need to have candid conversations with the school system to better understand their initiatives. We also discussed the need for electricians, plumbers and other skilled trades to be included with "advanced manufacturing" in a video as well as conversation about needed workers in the field. Mr. Rush mentioned the concern with skills gaps at every level.

2. Discussion on Property in Thomaston-Upson Industrial Park

Josh Raybon, A & C Environmental, requested 10 acres in the Thomaston-Upson County Industrial Park. The site he's interested in is located south of Meriwether Ready Mix. His company will take tree trash, stumps, and concrete and bust it up and grind it down. Ninety percent will be taken to Barnesville and the other 10% will be dyed and used for landscaping. He will employ 4-5 people and provide a tree line buffer on the property line. Mr. Rush asked "what if people quit bringing trash"? Mr. Raybon's responses was that he would focus on the dye/landscaping opportunity. The EPD permitting would be done as an "inert landfill". The board asked Mr. Raybon to provide a proposed site plan and then tasked Mrs. Fletcher with getting with IDA engineers on a conceptual for the 10 acres which would help determine how we can market in the future.

A **MOTION** was made by Mr. Allen, seconded by Mr. Joyce, to enter into a 30 day due diligence phase on a 10 acre site plan with the contingency that EPD approval for an inert landfill is approved. The motion and second were approved by the board.

3. Discussion on Sewer Agreement

Mr. Caldwell reviewed with the board the changes he recommended to the City Attorney. Those changes included:

- 1) County will "request", not "direct" IDA.....
- 2) Changed 150,000 gpd to 135,000 gpd

Mr. Rush wanted to make sure that the city would work with industries on water/sewer requirements (pollutant levels, capacity...) and that was confirmed.

Mr. Caldwell addressed concerns about unincorporated funds, the master agreement and the city/county using the IDA as a pass through for funding.

A **MOTION** was made by Mr. Joyce, seconded by Mr. Allen and approved to sign the sewer agreement and send to the city and county for approval.

EXECUTIVE SESSION

A **MOTION** was made by Mr. Allen and seconded by Mr. Joyce to go into Executive Session to discuss Real Estate and Personnel.

A **MOTION** was made by Mr. Joyce and seconded by Mr. Smith to exit Executive Session.

A **MOTION** was made by Mr. Joyce, seconded by Mr. Stallings to give Mrs. Fletcher and Mr. Caldwell the authority to move forward with the contract language with John Russell for the purchase of 325 Goodrich Avenue.


Other Business

A **MOTION** was made by Mr. Smith, seconded by Mr. Joyce and approved to move the Oct. 25th board meeting to Nov. 3rd (work session) and move the Nov. 22nd board meeting to Nov. 29th.

ADJOURNMENT

The meeting was adjourned at 5:38 p.m.

Respectfully Submitted,


Elisabeth K Fletcher