

THOMASTON-UPSON COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
MINUTES OF
NOVEMBER 29, 2021 BOARD MEETING CITY/COUNTY MEETING ROOM

BOARD MEMBERS PRESENT

Norman Allen
Lonnie Joyce
JD Stallings
Chase Fallin
Steve Rush
Matt Smith

OTHERS PRESENT

Kyle Fletcher, Executive Director
Johnnie Caldwell, Attorney
Susan Hill, Office Manager
Ryan Tucker, City Council
Doug Head, Mayor Pro Tem
Jeff Middlebrooks, City Council
LaKeitha Reeves, City Council
Ben Watson, County Commissioner
Russell Thompson, City Manager
Jason Tinsley, County Manager

GUESTS

Dave Piper, WTGA Radio
Taylor Smith, Economic Development Coordinator
Jessica Hudson, County Community Engagement Coordinator

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. Allen, seconded by Mr. Stallings, and approved to accept the October minutes.

FINANCIAL REPORTS

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

BUSINESS

1. Director's Report

The IDA has requested an extension on the One Georgia grant (pertaining to wastewater expansion – City).

After speaking with several ED peers about the GRAD Select designation, Mrs. Fletcher recommended that we not pursue this at this time.

THOMASTON-UPSON COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY MINUTES OF
NOVEMBER 29, 2021 BOARD MEETING CITY/COUNTY MEETING ROOM

Page 2

2. Discussion on Property in Thomaston-Upson Industrial Park

A **MOTION** was made by Mr. Joyce, seconded by Mr. Allen and approved to grant Josh Raybon a 60-day extension on due diligence for 10 acres in the Thomaston-Upson Industrial Park. The board has requested a site plan before they determine the price per acre.

3. Discussion on 325 Goodrich Avenue Property

A **MOTION** was made by Mr. Allen, seconded by Mr. Stallings and approved to move forward with the purchase of 325 Goodrich Avenue, providing the following conditions; cancellation of the security liens and pay past unpaid taxes five business days before the closing and change the dates in the contract to December 15th for closing. David Cox, Title Attorney with DB Cox Law Group, has been hired by the IDA regarding the title and closing on the property. The motion also authorized the Chairman to sign the revised contract.

4. Quad Graphics Termination of Bond Agreement

A **MOTION** was made by Mr. Smith, seconded by Mr. Stallings and approved to authorize the Chairman and Secretary to finalize and closeout the Quad Graphics bond and to execute a Limited Warrant Deed conveying the property to the Company.

5. Upson EMC Easement for Thomaston-Upson Industrial Park

The IDA has been made aware that there is an issue with Meriwether Ready Mix (MRM) getting electricity to their site. The City of Thomaston would have to invest \$200,000+ to get it to the site (need permitting under the rail as well) and Georgia Power doesn't want it due to the low electrical usage. MRM is now working with Upson EMC since they have a power line on the back side of the property. Upson EMC is willing to provide a line to the site but they need an easement from the IDA. A **MOTION** was made by Mr. Allen, seconded by Mr. Fallin and approved to grant an easement to Upson EMC with the conditions of the completion of the City of Thomaston to transfer electric service from their territory to Upson EMC and not to exceed \$34,000.00 for the clearing and getting the utility line to MRM's property line

6. Meriwether Ready Mix Request for Utilities in Park

Steve Godwin has requested the IDA to cover the cost of electric lines and clearing to his property line.

OTHER BUSINESS

EXECUTIVE SESSION

A **MOTION** was made by Mr. Fallin and seconded by Mr. Joyce and approved to go into Executive Session.

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

A **MOTION** was made by Mr. Fallin, seconded by Mr. Smith and approved the following incentives for Project Green Future:

The company is asking for 100+ acres in the Central GA Business Park.

For the creation of 200 + jobs and investing roughly \$48,000,000 we are offering

- First 35 acres at no cost
- 65 usable land at \$5,000.00-wetlands at \$2,500.00 an acre
- \$300,000.00 monetary incentive to be used for capital investments (performance based over a three-year period)
- Industrial Revenue Bond based on \$48,000,000.00
- The IDA will have first refusal on any additional acreage (above the 35 acres given to Nexii) and may purchase at the original sale price within five years.

The next board meeting is scheduled for Monday, January 24, 2022 4:00 P.M.

ADJOURNMENT:

The meeting was adjourned at 5:25 P.M.

Respectfully submitted,



Elisabeth K. Fletcher, Secretary