

THOMASTON-UPSON COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
MINUTES OF THE JANUARY 24, 2022 (ANNUAL) BOARD MEETING
CITY/COUNTY MEETING ROOM

BOARD MEMBERS PRESENT

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

OTHERS PRESENT

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

GUESTS

Amanda Fields, Project Manager, Region 4, Called in
Mickey Thrasher, WTGA
Taylor Smith, City of Thomaston, ED
Josh Raybon
Mark Andrews, SCTC

CALL TO ORDER, APPOINTMENT OF BOARD MEMBERS & ELECTION OF OFFICERS

Meeting was called to order at 4:00 PM.

Mr. Caldwell administered the oath of office to Steve Rush, who was appointed from County of Upson for a two (2) year term, and Lonnie Joyce, who was appointed from the City of Thomaston to serve a two (2) year term on the IDA board.

ELECTION OF OFFICERS

A **MOTION** was made by Mr. Allen, seconded by Mr. Fallin and approved to appoint Mr. Rush as 2022 chairman.

A **MOTION** was made by Mr. Allen and seconded by Mr. Joyce and approved to appoint Mr. Fallin as vice-chair.

A **MOTION** was made by Mr. Allen and seconded by Mr. Fallin and approved to reappoint Mrs. Fletcher as secretary/treasurer

APPROVAL OF MINUTES

A **MOTION** was made by Mr. Fallin seconded by Mr. Allen and approved to accept the November 29, 2021 board minutes.

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FINANCIAL REPORT

A **MOTION** was made by Mr. Allen seconded by Mr. Joyce and approved to accept the November and December 2021 financial reports.

BUSINESS

1. Directors Report

On January 11th, Mrs. Fletcher attended a Governor's Rural Strike Team Focus Group meeting in Greenville, GA. Discussions included about challenges in economic development as it relates to the state and GDEcD.

Mrs. Fletcher met with Dr. Larry Derico, School Superintendent, to discuss school abatements and potential PILOT schedules. They also discussed workforce development during our meeting.

The IDA received a letter that Turkey Creek Snacks (a subsidiary of Evans Food Group) will permanently close (first separation will be in March) and 44 employees will be impacted. The IDA is working with GDOL and existing industries to find placement for the dislocated workers.

2. Discussion on Property in Thomaston-Upson Industrial Park

A **MOTION** was made by Mr. Fallin, seconded by Mr. Smith and approved to sell Josh Raybon, A & C Environmental Recycling, 10+- acres in the Thomaston-Upson Industrial Park for \$5,000 an acre with the following conditions:

- A. No burying of any materials on site
- B. Offered the property back to the IDA first if not using the acres
- C. A useable site plan
- D. Leave the trees as a buffer to the property

3. Discussion on 325 Goodrich Ave.

A **MOTION** was made by Mr. Allen, seconded by Mr. Stallings and approved to close on the property in the next 14 days and pay \$362,313.91 for 31.57 acres. Mr. Russell revised his agreement to 28.47 acres (without reducing the price), so he reduced the property 3.1 acres for the owner adjacent to the property. The IDA was unable to put a deal together.

4. Contract with Allen-Smith on EDGE Grant

A **MOTION** was made by Mr. Stallings, seconded by Mr. Joyce and approved to enter into a contract with Allen-Smith consulting on pursuing a One Georgia EDGE Grant for Project Green Future in the Central Georgia Business and Technology Park. This is one of the state's incentives a \$500,000 grant (which the IDA will apply for on behalf of the company).

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5. Criterion Technology termination Agreement Resolution

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

OTHER BUSINESS

EXECUTIVE SESSION

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

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

A **MOTION** was made by Mr. Allen, seconded by Mr. Smith and approved to increase Johnnie Caldwell's hourly rate from \$150.00 to \$175.00 effective January 1, 2022.

The next board meeting is scheduled for Monday, February 28, 2022

ADJOURNMENT:

The meeting was adjourned at 5:20 P.M.

Respectfully submitted,



Elisabeth K. Fletcher