

THOMASTON-UPSON COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
MINUTES OF THE MARCH 28, 2022 BOARD MEETING
CITY/COUNTY MEETING ROOM

BOARD MEMBERS PRESENT

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

OTHERS PRESENT

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

GUESTS

Dave Piper, WTGA Radio

CALL TO ORDER

Meeting was called to order at 4:00 PM.

APPROVAL OF MINUTES

A **MOTION** was made by Mr. Allen seconded by Mr. Joyce and approved to accept the February 28, 2022 board minutes.

FINANCIAL REPORT

A **MOTION** was made by Mr. Joyce seconded by Mr. Fallin and approved to accept the February, 2022 financial reports.

BUSINESS

1. Directors Report

Mrs. Fletcher updated the board with the news that Ricky English will be the new ULHS Principal for the 2022-23 school year. English is currently the CTAE Director at ULHS which means they will need to replace that position. The IDA works closely with the CTAE Director with Workforce Development. ULHS has a Job Fair for Seniors on May 4th and our office will be encouraging local industry participation.

Mrs. Fletcher informed Josh Raybon that the city won't be able to get him electricity for his recycling company (in the Thomaston-Upson County Industrial Park). Mrs. Fletcher spoke with the City Manager and they won't be able to get electricity to the site in a timely manner and the city doesn't want to lose any more power customers in the park by swapping customers with another power provider.

2. Potential Properties

Mr. Joyce spoke on potential properties on behalf of Russell Thompson (City Manager), who consulted with their engineers, and the city thinks that the properties around McIntosh Parkway working south work the best in the long term. The city has a 24" sewer there that runs to Bell Creek and will have the transfer pipeline to move significant flow to Town Branch if needed. Once you move north of that area you have pinch points constrained by force-main size. Additionally, this zone is in close proximity to the reservoir for process water

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that could be beneficial to industrial users; The city can offer a cut rate for raw water compared to our potable rate. Really, depends on what the long-term goal of the land purchase is. If the IDA bought land adjacent to the tech park the city could take the sewer at the now contracted sewer allocation, however if you move beyond that, you would have significant infrastructure upgrade costs that could be mitigated moving south near McIntosh. As far as the “make it happen” the city is committed to the make it happen within the confines of our sewer contact. Per the agreement, parameters outside of the allocation, infrastructure, etc.... are to be paid by the IDA. With that said, projects of significant magnitude do open the door to state and federal assistance and the city is fully committed to running that race with them. Mr. Allen has requested clarification on the waste-water agreements with the City signed October 2021 and the waste-water agreement with the City, County and IDA signed July 2021, it will be discussed in April’s meeting.

3. 18 Month Plan Update

Mrs. Fletcher highlighted the 18-month plan for the board. She suggested a work session to update the plan. Mr. Allen suggested adding potential properties to the plan.

4. Takeaways from Recent Projects

Mr. Allen explain the board, that he has a firm grasp of understanding the electric grid and availability of transmission lines. He stated The Central GA Business Park is not equip for data centers, and we should target advance manufacturing.

5. Thomaston-Upson Industrial Park Update

A **MOTION** was made by Mr. Stallings seconded by Mr. Allen and approved to take proposals for soil studies (boring) up to \$20,000 for the 70-acre parcel in the Thomaston-Upson Industrial Park. Mr. Rush and Mrs. Fletcher are authorized to oversee the proposal. Engaging a forester to clear cut this park (lot A) has been postpone until other environmental are done and the IDA has a chance to review the results and determine what lots are useable.

OTHER BUSINESS

EXECUTIVE SESSION

A **MOTION** was made by Mr. Fallin, seconded Mr. Mr. Allen and approved to go into Executive Session. This motion was unanimously approved by the following, which were present; Mr. Rush, Mr. Allen, Mr. Stallings, Mr. Fallin and Mr. Joyce.

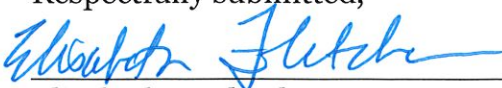
A **MOTION** was made by Mr. Joyce seconded Mr. Allen and approved to exit Executive Session.

The next board meeting is scheduled for Monday, April 25, 2022 at 4:00 P.M.

ADJOURNMENT:

The meeting was adjourned at 5:45 P.M.

Respectfully submitted,



Elisabeth K. Fletcher