

THOMASTON-UPSON COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
MINUTES OF THE JANUARY 23, 2023 (ANNUAL) BOARD MEETING
CITY/COUNTY MEETING ROOM

BOARD MEMBERS PRESENT

Norman Allen
Steve Rush
J. D. Stallings
Chase Fallin
Anne Massengale

OTHERS PRESENT

Kyle Fletcher, Executive Director
Johnnie Caldwell, Attorney
Susan Hill, IDA Office Manager
Russell Thompson, City Manager

GUESTS

Dave Piper, WTGA

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 Anne Massengale, who was appointed from County of Upson for a two (2) year term, and Chase Fallin, 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 2023 chairman.

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

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

No action was taken on the WCGA Joint Authority

APPROVAL OF MINUTES

A **MOTION** was made by Mr. Fallin seconded by Ms. Massengale and approved to accept the November 28, and December 13th, 2022 minutes.

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FINANCIAL REPORT

A **MOTION** was made by Mr. Allen seconded by Mr. Fallin and approved to accept the November and December 2022 financial reports.

BUSINESS:

Director's Report

Mrs. Fletcher has requested a meeting with the southeast contact for Hilton Brand Hotels which has 18 hotel brands. He indicated he would meet with me once the feasibility study is complete. She also attended a lunch meeting with three ECG (Electric Cities of Georgia) representatives on 1/12. They discussed hotel options and the need for another grocery store. ECG has recently hired Daniel Martin to take over retail recruitment and a meeting is schedule on 1/26 when he brings a hotelier to town.

2. Discussion and Possible Consideration of Purchasing \$1,000,000 of Sewer Capacity from the City of Thomaston

Russell Thompson, City Manager, discussed the sewer capacity saying "It's complicated and he is getting with Trey ESG Engineering on it. The gallons are not dollar for dollar.... i.e.. when a certain threshold hits, that triggers capital." One million dollars will purchase roughly 88,000 GPD. Additional talks will be in the near future.

3. Discussion and Possible Consideration of Project Green Future Agreement

A **MOTION** was made by Mr. Stalling, seconded by Mr. Fallin and approved an agreement with Green Georgia and Thomaston Properties 1, LLC. The IDA will make grants to the company in the sum of \$100,000.00, for a five- year period if job creation and capital investment are met.

4. Discussion and Possible Consideration of Project National Green Building Suppliers Agreement

A **MOTION** was made by Mr. Allen, seconded by Mr. Fallin and approved an agreement with National Green Building Supplier and Thomaston Properties 1, LLC. The IDA will make grants to the company in the sum of \$100,000.00, for a two- year period if job creation and capital investment are met.

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5. Discussion and Possible Consideration of Hotel Feasibility Study

A **MOTION** was made by Mr. Allen, seconded by Mr. Fallin and approved the proposal from the Highland Group of Atlanta, to conduct a revised local hotel feasibility study, under the timeline Mrs. Fletcher determines. A retainer fee of \$8,500 is required up front, with a \$4,000 balance due upon the completion of the study. The board opt out of the \$1,500 statement of income and expenses. Based on the current schedule, the Highland Group will start the assignment within four-five weeks of receiving the signed engagement letter and retainer.

OTHER BUSINESS

EXECUTIVE SESSION

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

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

The next board meeting is scheduled for Monday, February 27, 2023 at 4:00 P.M.

ADJOURNMENT:

The meeting was adjourned at 5:30 P.M.

Respectfully submitted,



Elisabeth K. Fletcher