

**THOMASTON-UPSON COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY MINUTES OF THE  
FEBRUARY 12, 2026, BOARD WORK SESSION-THOMASTON-UPSON COUNTY AIRPORT**

**BOARD MEMBERS PRESENT:**

Chase Fallin, Chairman  
Jennifer Rogers  
Josh Rabalais  
Sydney Sharpe  
J. D. Stallings  
Slade Gulledege, Executive Director

**OTHERS PRESENT:**

Susan Hill, Office Administrator

**GUESTS:**

Dave Piper, WTGA Radio  
Luke Haney, Upson Beacon

**CALL TO ORDER:**

Meeting was called to order at 10:00 A.M.

**BUSINESS:**

**Discussion of IDA Marketing Priorities**

Discussion of marketing priorities to go forward. Georgia utilities advertise our community free of charge on their websites. Examples of placing billboards, aerospace, Thomaston-Upson County Day at the Capital. For now, it is not the time to spend extra dollars. We will revisit marketing priorities in six months with the upcoming 2027 budget.

**Discussion on Industrial- FLEX Spaces**

Mr. Fallin led the discussion by stating there is a gap in marketing flex buildings under 2,000 sq. ft. intended for light commercial and industrial spaces. The target will be for someone that has outgrown their space and is looking for a larger space. Building out to a certain level then after the lease is sign, the separate owners can build to their spec. Estimated cost is \$500,000.00- one million dollars. Market analysis and surveys with questions about who will own the land and buildings and how it should be structured will be discussed in the future. The question of funding by the IDA, a partnership with other community organizations or a private developer or grant money for this project was also topic.

**Discussion on Traffic Study**

Mr. Fallin led the discussion with his concerns on the increase in traffic along US 19 corridor The problem will continue to grow as the community continues to grow. Figuring the locations of truck routes, like Jeff Davis and Delray Roads, and finding ways to connect SR 74 and SR 36 and US 19 is essential. The need for a comprehensive study, involving the city, county and IDA, communicate with the city and county to see if they are interested in partnering in a traffic study and set up another meeting with DOT to discuss some of the obstacles that lay with truck routes were suggested.

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Funding Agreement with County

Stalemate for funding with the county will be a discussion for the 2027 budget. Mr. Rabalais and Ms. Rogers, (county appointees) have been in contact/communication with the county's commissioners. Mr. Stallings suggested the city/county appointees reach out to the city council and county commissioners, to share and to ask if they have any questions concerning the IDA.

Discussion on Entrepreneurship

Discussion on how we can assist the school system and help students understand what their options and opportunities are to start a business. Mr. Rabalais said the school system already has several programs in place. Starting from intro-business classes and exporting to local business owners, preparing students for their next step after high school--college, beginning a career, registered apprenticeships. Mr. Rabalais suggested adding a resource page on how to start a business on our website. Partnering with the chamber, City of Thomaston ED coordinator and school system to hold a seminar on local businesses, and hand out local marketing materials.

Discussion 2026 Strategic Goals

The 2026 strategic goals were reviewed and discussed

- \*FLEX Spaces
- \* Five-Year Plan
- \* Industry Roundtable survey on how the IDA can assist
- \*Workforce
- \*Communication improvements (City, County, BOE)
- \*Future job opportunities
- \*City donates property for housing then targets a developer to oversee the project
- \* Goals for self-funding

EXECUTIVE SESSION

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

A **MOTION** was made by Ms. Rogers, seconded Ms. Sharpe and approved to exit Executive Session.

ADJOURNMENT

The meeting was adjourned at 12:30 P.M.

Respectfully submitted,

  
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Slade Gullede, Secretary

NEXT MEETING: Meeting February 23rd, 2026