

THOMASTON-UPSON COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
MINUTES OF THE JANUARY 26, 2026 ANNUAL BOARD MEETING CITY/COUNTY
MEETING ROOM

BOARD MEMBERS PRESENT

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

OTHERS PRESENT

Johnnie Caldwell, Attorney
Susan Hill, Office Administrator

GUESTS:

Dave Piper, WTGA Radio
Bridge Turner, Upson Beacon
Lonnie Joyce, County Manager
Norman Allen
Ryan Gill
Jessica Hudson, Brightmark's Community Representative

CALL TO ORDER

Meeting was called to order at 4:00 PM.

Mr. Caldwell administered the oath to Sydney Sharpe, who was appointed from the City of Thomaston to serve a two (2) year term on the IDA board. Jennifer Rogers was sworn in as a result of reappointment from the County for another (2) year term.

ELECTION OF OFFICERS

A **MOTION** was made by Mr. Stallings, seconded by Ms. Rogers and approved to reappoint Mr. Fallin as 2026 chairman.

A **MOTION** was made by Ms. Rogers and seconded by Mr. Stallings and approved to appoint Mr. Rabalais, as vice-chair of the authority.

A **MOTION** was made by Mr. Rogers and seconded by Mr. Stallings and approved to appoint Mr. Gullledge as secretary/treasurer.

APPROVAL OF MINUTES

A **MOTION** was made by Mr. Rabalais, seconded by Ms. Rogers and approved to accept the December 15, 2025, board minutes after an error of attendees had been amended.

THOMASTON-UPSON COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
MINUTES OF THE JANUARY 26, 2026 ANNUAL BOARD MEETING CITY/COUNTY
MEETING ROOM

Page 2

FINANCIAL REPORT

A **MOTION** was made by Mr. Stallings, seconded by Mr. Rabalais, and approved, pending amendments to the budget for overages, and the revised reconciliation to the financials.

NEW BUSINESS:

1. **Director's Report**

Mr. Gulledge has provided the board with a written report on last month's activities. Any questions by the board concerning his written report will be answered.

2. **Jessica Hudson, Brightmark's Community Representative**

Ms. Hudson updated the board on Brightmark progress. The air permits are being evaluated by the EPD and are expected to be approved by early spring. A facility design is required prior to applying for water and land permits. Brightmark has narrowed the search to four engineering firms for proposals.

3. **Discussion of 2026 Strategic Goals**

Discussion strategic goals included obtaining industrial sites, working with DOT and the County for traffic studies, working on funding agreements with the county. Entrepreneur partnership start-up or buying a business. A work session date was discussed.

4. **Discussion of Hiring Audit Firm for the 2025 Audit**

A **MOTION** was made by Mr. Rabalais, second by Ms. Rogers and approved for the chairman and ED to select the lowest bid for 2025 auditor. We reached out to Fulton & Kozak which has been the IDA auditors for the past two years, and FY2025 they are keeping their fees the same as the previous years of \$8,000 and will be able to meet the June's deadline. We also reached out to Nichols Cauley, Upson County's auditors. Their fee was set at \$9,000.00. Mr. Gulledge was given the authorization to sign the engagement letter for Fulton & Kozak.

5. **Discussion and Possible Approval of Advertising Agreement with Trade & Industry Development**

A **MOTION** was made by Mr. Stallings, second by Mr. Rabalais and approved to **TABLE** the discussion of the advertising with Trade & Industry until the next work session.

THOMASTON-UPSON COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
MINUTES OF THE JANUARY 26, 2026 ANNUAL BOARD MEETING
CITY/COUNTY MEETING ROOM

Page 3

OTHER BUSINESS

EXECUTIVE SESSION

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

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

A **MOTION** was made by Mr. Rabalais, seconded by Ms. Sharpe and approved to execute a Purchase and Sales Agreement for Tax Parcel 066 030 and Tax Parcel 066 058, estimated total of 212 acres.

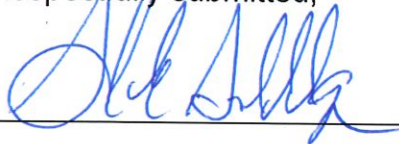
A **MOTION** was made by Mr. Rabalais, seconded by Ms. Rogers and approved to engage EMC Engineering to prepare a Phase 1 ESA in the amount of \$5,500.00 and a boundary survey in the amount of \$12,000.00 for Tax Parcel 066 058.

The next board meeting is scheduled for Monday, February 23, 2026.

ADJOURNMENT

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

Respectfully submitted,



Slade Gullledge, Secretary