

Rome-Floyd County Development Authority

800 Broad Street, Suite 102

Rome, GA 30161

Tuesday, June 21, 2022 – 10:00 AM

Minutes

MEMBERS PRESENT:

Jimmy Byars	Wright Bagby
John Cothran	Sundai Stevenson
Kenna Stock	Andy Davis, Attorney
Missy Kendrick, President	

OTHERS PRESENT:

Sammy Rich (City of Rome), Jamie McCord, (Floyd County), Heather Seckman (RFCDA), Mary Grace Davis (RFCDA), JR Davis (RFCDA), Doug Walker (City of Rome), Kirk Jarrett (Nichols, Cauley), Jacob Sego (Nichols, Cauley), Sean Klasson (Brinson, Askew, Berry), Fletcher Law (Brinson, Askew, Berry).

CERTIFICATE OF MEETING NOTICE

Andy Davis certified the meeting notice and that a quorum was present.

MOTION TO AMEND

Jimmy Byars asked for a motion to amend the agenda to remove ‘Cave Spring Community Coalition’ from the agenda, add ‘Lease Update’, ‘Intergovernmental Agreement’ and ‘Election of Assistant Secretary and Proposed Change to Bylaws.’ Sundai Stevenson made a motion to amend the agenda and Wright Bagby seconded. Stevenson, Bagby, Byars, Cothran and Stock voted in favor.

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

The minutes for the May 17, 2022, meeting were presented for approval. John Cothran made the motion to approve the minutes and Wright Bagby seconded. Cothran, Bagby, Byars, Stevenson and Stock voted in favor.

FINANCIAL REPORT

- A. May 2022 – Missy Kendrick gave the financial report. She noted on the balance sheet comparison, the temporarily restricted cash accounts were closed, and the balance was divided between the RFCDA and the DAFC. That account was used for construction at the North Floyd Industrial Site and other Lowe’s transactions. On the profit and loss statement, the sales income were invoices for donations made to the authority for the dinner and reception for the Georgia Department of Economic Development Board meeting. Grant expenditures and grant receipts are separate accounts that offset each other for the various grants. Property expenses reflect the additional expenses related to the hospital maintenance and Enterprise Corner. Kenna Stock made the motion to approve the financials and Sundai Stevenson seconded. Stock, Stevenson, Byars, Bagby and Cothran voted in favor.
- B. Audit – Missy introduced Kirk Jarrett to give the audit. Kirk explained the delay in presenting was due to a lot of activity on their part, and that the authority’s audit was financially sound. He explained it is still in draft form because they have one more item to complete. Jacob explained that their only item of interest was not having an employee manual. The sale of the Coffee tract is reflected in the \$886,558 gain on sale of land. Jacob concluded they have no perceived changes in policy or procedure in the upcoming year. Jimmy Byars asked for a motion to accept the audit as

presented. Wright Bagby made a motion and Sundai Stevenson seconded. Bagby, Stevenson, Byars, Cothran and Stock voted in favor.

ACTIVITY/PROSPECT REPORT

NW Georgia Regional Hospital Property

1. Congressionally Appointed Spending – Ossoff’s office said he will recommend funding for the hospital.
2. EPA Brownfield Assessment Grant – Missy reported that the RFCDA received the \$500,000 Assessment Grant. The money will be used for asbestos assessment at the hospital property, along with other environmental testing for other sites.
3. J.R. Davis gave activity update – JR Davis explained that he is cutting grass and has turned on air conditioning in the maintenance building. The buildings the authority plans on keeping will need to have heating and air at some point. Missy recommended moving the chillers we have to the buildings the authority wants to keep. Missy said it is time to complete the master plan for the property regarding a second entrance.

Enterprise Corner

1. Imagine Music Festival – Missy reported the lease agreement with Imagine Music Festival is in the development authority books with changes:
 - a. \$1,500 security deposit will be added.
 - b. Working on insurance coverage with Mark Sklar.
 - c. The lease is for September 2022 for the barn for employees and vendor check-in. Jimmy Byars asked for a motion pending legal approval from both the authority and the festival representatives. John Cothran made a motion to approve the agreement pending legal approval and Sundai Stevenson seconded. Cothran, Stevenson, Bagby, Byars and Stock voted in favor.
2. Service Agreement and Waiver of Liability – Missy explained the authority is arranging to have the hay cut on Enterprise Corner.

North Floyd Industrial Park

1. Wetlands/Detention Pond – Missy explained that Floyd County is maintaining the detention pond.
2. Grant to Cross Pipeline and Extend Prosperity Way – Missy explained she is pursuing a grant to partially cover the expenses associated with the extension of Prosperity Way over the gas pipelines.

FAM Tour – Missy thanked members of the board for attending.

Georgia Power FAM Tour - Missy reported that Georgia Power and Statewide Project Managers are visiting Rome/Floyd County on June 22, 2022 for a FAM tour for the new project managers.

Project Wheat – Missy explained the Letter of Intent and showed the survey of additional property Kellogg would like to purchase to add a 125,000 SF building. This leaves the authority with 15 acres of land-locked property that is zoned Light Industrial. Planning and Zoning Department has said the land can be considered a separate tract of land. Jimmy Byars asked for a motion to ratify the sale for \$10,000 per surveyed acre and chair approval pending legal approval. Kenna Stock made a motion to approve, and Sundai Stevenson seconded. Stock, Stevenson, Cothran, Byars and Bagby voted in favor.

Kerry – EDGE Grant – Missy said the \$575,000 was paid to Kerry and will have a “big check” presentation.

Ball – EDGA Grant – Missy explained parties are waiting on a 3rd party verification of funds for the \$500,000 from DCA to be approved.

Cell Tower Lease – Missy explained the terms of the current lease agreement with American Tower. She recommends reviewing this agreement prior to renewing another lease.

Billboard Request – Missy said a billboard company wants to place billboards on two parcels owned by the development authority.

Marketing and EV Report – Heather Seckman said she has attended several E-Mobility discussions in the last two months and how Georgia Power is geared toward being the # 1 state for electrification of transportation.

Redevelopment Report – Mary Grace Davis reported on working with the planning department about the redevelopment of the former Celanese facility.

LEASE UPDATE

Jimmy Byars explained how the landlord has offered a lease extension through 2029 including utilities. The current lease is \$2,500 and when the additional space is complete, the lease rate will be \$3,000 per month through 2026. In 2027, a 4% increase will put the lease at \$3,500 per month through 2029 including utilities. Kenna Stock made a motion to approve the lease and Sundai Stevenson seconded. Stock, Stevenson, Bagby, Byars and Cothran voted in favor.

CEMETERY DONATION

Missy presented a survey of the land to be donated to the Whatley/Salmon Cemetery.

INTERGOVERNMENTAL AGREEMENT

Andy Davis explained that the DAFC will contribute \$1,100 per month to the RFCDA for staffing purposes. Wright Bagby made a motion to approve the contribution and Sundai Stevenson seconded. Bagby, Stevenson, Byars, Cothran and Stock voted in favor.

ELECTION OF ASSISTANT SECRETARY AND PROPOSED CHANGE BY LAWS CHANGE

Andy Davis explained that the bylaws allow having an Assistant Secretary and that John Cothran can fill that position, as well as Vice Chair, to help with the signing of checks. Kenna Stock made a motion to

approve, and Sundai Stevenson seconded. Stock, Stevenson, Byars, Cothran and Bagby voted in favor. Andy further explained that Missy can be Secretary to sign documents and two signatures will still be required. Doc Kibler will remain Treasurer.

EXECUTIVE SESSION

There was no need to go into Executive Session.

MEETING ADJOURNED

There being no other business before the authority, the meeting was adjourned.

Respectfully submitted,

Jimmy Byars, Chairman