

**JENKINS COUNTY DEVELOPMENT AUTHORITY
MEETING OF THE CONSTITUTIONAL AUTHORITY
HELD AT CITY HALL**

May 27, 2025

Board Members Present:

Pam Brown
Ed Fuller
Hiller Spann

Tammy Cranshaw
Sandy Miller
Horace Weathersby

Charlie Dempsey
King Rucker
Lee Wilson

Staff Present: Mandy Underwood, Executive Director

Visitors: Gwen Watson, Emmanuel Watson and Deborah Bennett

The meeting was called to order by Chairman King Rucker.

Board member, Lee Wilson, opened the meeting with prayer.

Chairman Rucker asked for a motion to approve the minutes. Horace Weathersby motioned to accept the minutes of the monthly meeting on March 17th, as presented. Ed Fuller seconded the motion, and the motion carried.

The financial report was presented and reviewed, including a Balance Sheet and Profit and Loss statement for the current period. Hiller Spann made a motion to accept the financial statements as presented. Horace Weathersby seconded the motion, and the motion carried.

During the financial report discussion, the board members discussed the CDs held at Regions Bank and Durden Bank, with particular attention to their use in relation to the outstanding land note at Queensborough Bank. Sandy Miller made a motion to pay down the Queensborough Bank note using the full \$200,000 from the Durden Bank CD. Hiller Spann seconded the motion. Following discussion, the board voted, with two members in favor and seven opposed; the motion failed to carry. Hiller Spann then made a new motion to apply \$100,000 from the Durden Bank CD toward the Queensborough Bank land note. Ed Fuller seconded the motion, and it carried with board approval.

Executive Director Report

Update on Industrial Park Entrance – Ms. Underwood provided each board member with a photo of the new entrance into the industrial park located on Highway 25. She noted that the improvements are nearing completion and encouraged all members to ride by and view the updated entrance in person. She also reported that three key items remain for the project's finalization: (1) regrassing the newly installed shoulders and the front slope of the ditches, (2) repairing minor asphalt damages that occurred during construction, and (3) submitting all necessary sampling and inspection reports to the engineer in order to officially close out the Notice of Intent (NOI).

Ametri Update – Ms. Underwood provided an update on the Ametri project at the industrial site on Highway 25. She reported that the site design has been completed, and the engineer will now begin drafting the engineering plans for the L-shaped drive, which will be the first phase of construction. A plant manager/engineer has been hired and will take the lead on designing the buildings for the site. Additionally, the engineer approved the addition of a small gravel driveway to allow temporary access to a storage area for containers. The owners have also opted to place a Tesla mini pod home on the property to serve as temporary living quarters during their visits, with delivery of the unit expected soon.

Farmland Rental – Ms. Underwood presented the board with the option to renew the lease agreement for the farmland located adjacent to Champion Homes. She noted that Mr. Stephen Wilson has been leasing the land at a rate of \$120 per acre. Following the discussion, a motion was made by Horace Weathersby to renew the lease to Mr. Wilson at the same rate of \$120 per acre. The motion was seconded by Charles Dempsey and was unanimously approved by all board members present.

Hotel Update – Chairman Rucker announced that the Hotel Development Update would be moved to executive session, based on the recommendation of Attorney Reeves, due to the sensitive nature of the negotiations.

Sandy Miller - Chairman Rucker addressed a request submitted by Sandy Miller to speak at the Development Authority meeting. He recommended tabling the request until the next scheduled meeting, noting that all speaker requests must include a specific agenda item and cannot be open-ended. Chairman Rucker instructed Mr. Miller to contact Ms. Underwood with the precise topic he wishes to address. Mr. Miller agreed to follow up after the meeting. Chairman Rucker emphasized that it is standard procedure of the Development Authority to have all discussion items clearly identified in advance.

Executive Session - At 10:25 a.m., Hiller Spann made a motion to enter executive session and suspend the regular session for the purpose of discussing hotel negotiations and potential litigation, including authorization of any settlements, 59-14-3(b)(1)(B). The motion was seconded by Ed Fuller and approved unanimously by all board members present. At 10:46 a.m., Hiller Spann made a motion to exit executive session and resume the regular session. The motion was seconded by Pam Brown and passed unanimously..

Meeting adjourned.

Respectfully Submitted,
Mandy Underwood, Executive Director