

**JENKINS COUNTY DEVELOPMENT AUTHORITY
MEETING OF THE CONSTITUTIONAL AUTHORITY**

HELD AT CITY HALL

December 15, 2025

Board Members Present:

Pam Brown
Ed Fuller
Hiller Spann
Mary Young

Tammy Cranshaw
Sandy Miller
Horace Weathersby

Charlie Dempsey
King Rocker
Lee Wilson

Staff Present: Mandy Underwood, Executive Director

The meeting was called to order by Chairman King Rocker.

Lee Wilson opened the meeting with prayer.

Chairman Rocker asked for a motion to approve the minutes. Horace Weathersby motioned to accept the minutes of the monthly meeting on October 27, 2025, as presented. Pam Brown 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. Ed Fuller seconded the motion, and the motion carried.

Executive Director Report

Engineering Bid to Clear Wasden Land - Ms. Underwood presented the board members present with a bid proposal from Parker Engineering for professional services related to the project. The proposal included surveying, design, permitting, bidding, construction administration, stormwater sampling, and inspection reporting. The total bid price was \$17,000, with an additional \$1,500 for weekly and monthly inspection reports. A motion was made by Charlie Dempsey to accept the proposal as presented, which was seconded by Pam Brown. The motion carried unanimously.

Holland House - Ms. Underwood informed the board that the Holland House, which is owned by the Development Authority and was previously rented by Hiller Spann through October 31, 2025, is now vacant. Ms. Underwood requested permission to proceed with necessary repairs to the building. The board asked that proposals for the repairs be brought back for review and approval. Ms. Underwood also asked whether the current monthly rental rate of \$300 should be increased. Pam Brown made a motion to increase the monthly rental fee to \$350. Mary Young seconded the motion, and the motion carried.

Discuss Bylaws - The Board discussed the Development Authority bylaws and agreed to review them at the January 2026 meeting to allow each board member adequate time to review the document and submit any suggested changes. Each board member was provided a copy of the draft bylaws at the meeting, and the bylaws had also been previously emailed to all board members for review.

Executive Session - At 10:20 a.m., Ed Fuller made a motion to enter Executive Session and exit Regular Session for the purpose of discussion or deliberation regarding a real estate transaction involving lands owned by the Development Authority, which may be properly discussed in Executive Session in accordance with O.C.G.A. 50-14-3(4), concerning the future acquisition, disposal, or lease of real estate. Mary Young seconded the motion, and all board members present voted in favor. The motion carried unanimously. At 10:50 a.m., Hiller Spann made a motion to exit Executive Session. The motion was seconded by Mary Young and carried unanimously.

A motion was made by Charlie Dempsey to convey approximately 1 ± acres of land located on Old Perkins Road to the Jenkins County Board of Commissioners for use as a containment site for dumpsters serving the Old Perkins Road community. The County will be responsible for all survey and legal costs associated with the

transfer. The motion was seconded by Mary Young and carried unanimously, with Horace Weathersby abstaining from the vote.

A motion was made by Hiller Spann to sell Shockley Plumbing all acreage located behind their current location, identified as the former Cavalier property located across from R.W. Griffin, excluding the small parcel on which the parking lot is located, at a cost of \$16,000 per acre. The motion was seconded by Charlie Dempsey and carried, with Sandy Miller opposed.

A motion was made by Tammy Cranshaw to approve the sale of an additional 5.41 acres to Cantsink Solar Farm at \$16,000 per acre, with the same stipulations previously agreed upon for the initial two acres. The motion included the request for language consistent with provisions in the county's new solar ordinance. The motion was seconded by Charlie Dempsey and carried unanimously.

A motion was made by Hiller Spann to approve the sale of the parking lot area across from R.W. Griffin, formerly known as the Cavalier property, to Millen Peanut Company at a cost of \$16,000 per acre. The motion was seconded by Pam Brown and carried. Horace Weathersby abstained from the vote.

Meeting adjourned.

Respectfully Submitted,
Mandy Underwood, Executive Director