

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

## **HELD AT CITY HALL**

**January 23, 2025**

**Board Members Present:**      Tammy Cranshaw      Charlie Dempsey      Ed Fuller  
   Sandy Miller      King Rocker      Horace Weathersby  
   Mary Young

**Staff Present:** Mandy Underwood, Executive Director

The meeting was called to order by Chairman King Rocker.

Chairman Rocker opened the meeting with prayer.

Chairman Rocker welcomed new board member Sandy Miller and acknowledged the appointment of Hiller Spann which was not in attendance.

Chairman Rocker asked for a motion to approve the minutes. Horace Weathersby motioned to accept the minutes of the monthly meeting on December 9, 2024, as presented. Charlie Dempsey 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. Charlie Dempsey made a motion to accept the financial statements as presented. Ed Fuller seconded the motion, and the motion carried.

### **Executive Director Report**

**Hotel Feasibility Study Update:** Core Distinction has completed the hotel feasibility study to the halfway point. Findings thus far indicate that Jenkins County/Millen qualifies for a 48- to 55-bed facility. The Development Authority has authorized Core Distinction to proceed with the study to completion.

**Ametri Update** – Ametri is progressing as planned, with the next steps dependent on the completion of the topography report. Additionally, arrangements are being made to meet with the engineering company to discuss the structural components of the new build.

**Entrance to industrial park** – Ms. Underwood and Chairman Rocker provided an update on the industrial park entrance, noting that adjustments are needed due to the water level in the wetlands area at the back of the property. The construction company and engineer have proposed using dirt from this area to raise the road by an additional two feet. To assess the most suitable location for extraction, Chairman Rocker met onsite with the construction team to review options and determine the best course of action.

**Office Repairs** - Ms. Underwood requested permission to upgrade the Development Authority office, noting that the existing carpet has been in place for several years and is significantly stained due to frequent events and heavy foot traffic. She proposed replacing it with engineered hardwood for improved durability and appearance. The board agreed that she should obtain bids for the project before making a final decision.

**Pal Theater** - Ms. Underwood provided each board member with a copy of the current Pal Theater rental guidelines and proposed increasing the rental fee from \$300 per day to \$500 per day, with a \$100 deposit required to hold the date. The deposit would be refunded upon facility inspection and completion of the cleaning checklist. She also informed the board that a new sound system had been installed, funded by a generous donation, and suggested implementing a \$300 fee for its use to cover the cost of a sound technician during events. Charlie Dempsey made a motion to approve the rental fee increase and require a sound technician on-site when the system is used, with a minimum \$300 fee per day. Ed Fuller seconded the motion, and the motion carried.

### **Executive Session**

Horace Weathersby made a motion, seconded by Ed Fuller, at 10:32 AM to exit regular session and enter executive session for discussion or deliberation on the appointment, employment, compensation, periodic evaluation, or rating of an employee as provided in O.C.G.A. 50-14-3(6), and discussion of the future acquisition, disposal, or lease of real estate as provided by O.C.G.A. 50-14-3(4). The motion carried by unanimous vote. Charlie Dempsey made a motion, seconded by Horace Weathersby, at 11:24 AM to exit executive session and return to regular session. The motion carried by unanimous vote.

Meeting adjourned.

Respectfully Submitted,  
Mandy Underwood, Executive Director