

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

July 28, 2025

Board Members Present:

Pam Brown
Sandy Miller
Lee Wilson

Tammy Cranshaw
King Rocker
Mary Young

Charlie Dempsey
Hiller Spann

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. Pam Brown motioned to accept the minutes of the monthly meeting on June 30, 2025, as presented. Tammy Cranshaw seconded the motion, and the motion carried. Mr. Miller asked that minutes be sent via email to all board members before each meeting.

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. Charlie Dempsey seconded the motion, and the motion carried.

Executive Director Report

2025/2026 Budget – Ms. Underwood informed the board of a correction made to the interest expense line item. Following the update, Chairman Rocker called for a motion to approve the 2025/2026 budget as presented. Hiller Spann made the motion, seconded by Charles Dempsey, and the motion carried unanimously.

Project Jersey – Ms. Underwood informed the board that Project Jersey has decided not to move forward with the purchase of the 20-acre tract at this time due to current market volatility. The group indicated interest in purchasing the property in December but was not willing to provide earnest money to hold it. As a result, Ms. Underwood advised them that the property would be placed back on the market.

Review Resolution – Sandy Miller - As part of a new annual requirement, each board member must complete two hours of training. The board began this process by reviewing the constitutional resolution that established the Jenkins County Development Authority. Ms. Underwood led the discussion by explaining the Authority's formation and purpose, with active participation and questions from board members. Mr. Miller inquired about the Authority's policies and procedures, particularly regarding travel and expense reimbursement and the process for being added to the agenda. Ms. Underwood confirmed these items would be included in the draft policies, which will be distributed once complete. She also clarified that the Authority receives operational funding from the County Commissioners, but not the City of Millen, due to restrictions under House Bill 489 and the community's service delivery plan. Mr. Rocker further explained the funding limitations. This session accounted for 30 minutes of the required training.

Meeting adjourned.

Respectfully Submitted,
Mandy Underwood, Executive Director