

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

## **HELD AT CITY HALL**

**March 17, 2025**

**Board Members Present:**

Pam Brown	Charlie Dempsey	Ed Fuller
Sandy Miller	King Rucker	Hiller Spann
Horace Weathersby	Mary Young	

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

Visitors: Gwen Watson, Emmanuel Watson and Deborah Bennett

The meeting was called to order by Chairman King Rucker.

Chairman Rucker 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 and executive session on January 23rd, 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. Horace Weathersby made a motion to accept the financial statements as presented. Charlie Dempsey seconded the motion, and the motion carried. During the financial report discussion, board member Sandy Miller inquired about the software program used to prepare the financial statements. Ms. Underwood explained that she uses QuickBooks and noted that the financials are audited annually by a certified public accountant.

Mr. Miller also asked whether all board members could attend conferences alongside Ms. Underwood. Ms. Underwood responded that most of the conferences and meetings she attends are affiliated with specific associations, and board members would need to join those associations to participate.

### **Executive Director Report**

**Election of Officers** - Before the election of officers, Mr. Miller requested that all board members introduce themselves, as he was not familiar with everyone present. The following introductions were made: Charlie Dempsey – Retired from the mobile home industry; currently manages rental properties; Horace Weathersby – Chairman of the Jenkins County Board of Commissioners and owner of Millen Peanut Company; Hiller Spann – Retired from the mobile home industry; Pam Brown – Retired from social services and currently serves as Chamber President; King Rucker – Mayor of Millen and owner of Rucker Supply; Ed Fuller – Retired from Eagle Pharmacy; lifelong resident of Millen; Mary Young – Retired; serves as Chairman of the Board of Education, and also serves on the DHR Board and the Family Enrichment Center Board; and Sandy Miller – Catfish farmer for the past twenty-seven years.

Ms. Underwood provided an update on the current slate of officers. Ms. Mary Young stated she does not wish to hold a position at this time. As a new member, Mr. Sandy Miller requested that everyone introduce themselves. A motion was made by Charlie Dempsey to retain the existing officers: King Rucker serving as Chairman, Horace Weathersby as Vice Chairman, Ed Fuller as Secretary/Treasurer, and Pam Brown as Vice Secretary/Treasurer. The motion was seconded by Horace Weathersby. The motion carried, with Sandy Miller voting no and the remaining seven members present voting in favor.

**Hotel Update** - An investor meeting was held with Jonathan from Cobblestone Hotels on February 26th. One local investor attended, and the process is continuing to move forward. Jonathan is scheduled to be in Georgia on March 19th and will meet with the investor at their bank to further financing discussions.

Additionally, Sandy Miller requested an email introduction to Jonathan, as he has potential investors who may be interested in the hotel project.

**Ametri Update** – The group continues to meet bi-weekly with project engineer Wesley Parker to monitor progress. The final site layout and design have been completed. Wesley is now working on the septic system layout based on the finalized building placements.

**Project Jersey Update** – Project Jersey has officially signed the Memorandum of Understanding (MOU) and is moving forward with plans to locate in Millen. Due to discrepancies between Qpublic records and actual parcel boundaries, Project Jersey has requested an updated survey of the property they intend to purchase. Ms. Underwood obtained the following bids for the survey: Marsh & Associates – \$2,500; Jeremy Lindsey – \$4,900 and a third firm declined to bid due to scheduling conflicts. After review, Hiller Spann made a motion to accept the bid from Marsh & Associates in the amount of \$2,500, with the Development Authority agreeing to pay half the cost (\$1,250). Ed Fuller seconded the motion. Motion carried.

**Entrance to industrial park** – The entrance into the industrial park is nearing completion, with paving scheduled to begin this week. The two-foot elevation increase of the roadbed has significantly improved the drainage situation. During the meeting, Charlie Dempsey inquired whether the road would be classified as a public road. Chairman King Rocker clarified that it would indeed be a public road, as TSPLOST funds—public sales tax dollars—were used for its construction.

**Office Repairs** – Ms. Underwood presented three bids for new flooring at the Development Authority/Chamber of Commerce office: Ogeechee Renovations at \$3,420, Swainsboro Flooring at [insert amount], and Jody at \$3,600. A motion was made by Horace Weathersby to accept the lowest bid of \$3,420 from Ogeechee Renovations. Mary Young seconded the motion. Motion carried.

**Parking for Trucks** - Ms. Underwood informed the board that word is beginning to circulate in the community about the potential sale of the paved lot owned by the Development Authority, located across from R.W. Griffin. This lot has long served as a convenient location for local truck drivers, many of whom live within the city limits and are restricted from parking on city streets.

Recognizing that this has been an ongoing community need, the Development Authority has previously allowed the use of the lot as a temporary solution. With the pending sale of the property, concern has grown among drivers regarding the lack of alternative parking options. Although not a direct responsibility of the Development Authority, Ms. Underwood noted that the board has always viewed this as part of supporting local economic development.

She asked the board for suggestions on possible relocation options for the truck drivers. No immediate solutions were proposed, but board members were asked to consider possibilities moving forward. The board also requested that Ms. Underwood reach out to Neighbors Express and Arnold Clarke to inquire about their policies and requirements regarding overnight truck parking.

**Other items discussed:** Mr. Miller raised questions regarding the current meeting schedule, specifically why board meetings are held at 10:00 a.m. Mr. Rocker responded that the bylaws designate meetings for the fourth Monday of the month at 10:00 a.m. Mr. Miller also inquired about the frequency of meetings, asking why the board does not meet every month. Mr. Rocker explained that if there are no actionable agenda items, meetings are not held simply for the sake of convening, out of respect for board members' time. Mr. Miller requested that future scheduling decisions take into consideration the availability of all board members.

Meeting adjourned.

Respectfully Submitted,  
Mandy Underwood, Executive Director