

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

October 27, 2025

Board Members Present:

Pam Brown	Charlie Dempsey	Ed Fuller
Sandy Miller	King Rocker	Hiller Spann
Horace Weathersby	Lee Wilson	Mary Young

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. Mary Young motioned to accept the minutes of the monthly meeting on September 22, 2025, as presented. Hiller Spann 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. Charlie Dempsey seconded the motion, and the motion carried.

Executive Director Report

Wetland Delineation for Rayonier Property - Ms. Underwood reported that she received a bid from Parker Engineering for the Wetland Delineation of the Rayonier Property. Mr. Parker explained that the cost to delineate 30 acres would be \$7,000, while delineating the entire 160 acres would be \$13,000. A motion was made by Charlie Dempsey to accept the \$13,000 proposal to delineate the full 160 acres. The motion was seconded by Horace Weathersby, and the motion carried.

Bids to clear Wasden Land - Ms. Underwood reported that Parker Engineering is continuing work on the proposal to clear the Wasden property. She noted that the proposal is still in progress and will be presented to the board at a future meeting once all details are finalized.

Audit - Ms. Underwood presented each board member with a copy of the financial audit for the Development Authority for the fiscal year ending June 30, 2025. With no findings reported in the audit, the financial statements present fairly, in all material respects. Pam Brown made a motion to accept the audit as presented. Ed Fuller seconded the motion. Motion carried.

Executive Session - At 10:13 a.m., Horace Weathersby 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. Ed Fuller seconded the motion, and all board members present voted in favor. The motion carried unanimously. At 10:26 a.m., Horace Weathersby made a motion to exit Executive Session. The motion was seconded by Ed Fuller and carried unanimously.

A motion was made by Hiller Spann to sell 2+/- acres to Cantsink Solar for the expansion of their current solar facility at the prices of \$16,000 per acre and to include terms of the MOU/sales contract, specifically the inclusion of a clause requiring the successor of the property to complete site cleanup should Cantsink sell the property in the future. The motion was seconded by Sandy Miller, the motion carried unanimously.

Meeting adjourned.

Respectfully Submitted,
Mandy Underwood, Executive Director