

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

HELD AT CITY HALL

December 9, 2024

Board Members Present: Pam Brown Tammy Cranshaw Charlie Dempsey
Ed Fuller 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 asked for a motion to approve the minutes. Horace Weathersby motioned to accept the minutes of the monthly meeting on October 28, 2024, 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. Charlie Dempsey made a motion to accept the financial statements as presented. Ed Fuller seconded the motion, and the motion carried.

Executive Director Report

CD – Durden Bank – Ms. Underwood informed the group that a six month CD for \$200,000 was created at Durden Bank with a 4.3% interest rate.

Hotel Study - Hotel Feasibility Study Update: Ms. Underwood has contracted with Core Distinction Group to conduct a hotel study for Millen/Jenkins County. While \$15,000 was previously approved for this service, the final cost increased to \$17,500 due to higher travel expenses. The contract has been signed, and services are underway. A representative from Core Distinction Group will visit the community on December 14th to begin the evaluation process.

Project Bo – Ms. Underwood, Chairman Rocker, Pam Brown, Ed Fuller, and Board of Education Superintendent John Paul Hearn visited a facility in Sandersville owned and operated by Project Bo. The tour provided valuable insight into the facility's sound levels, a key concern of the project. Observations confirmed that sound was not an issue outside the facility, as visitors were able to hold conversations without difficulty. Following the visit, Ms. Underwood and the project manager met with representatives from Planters Electric and Georgia Transmission to discuss the electrical capacity requirements for the project and to assess their interest in moving forward.

Ametri Update – Ms. Underwood is collaborating with Parker Engineering and the Ametri group to finalize facility plans. Mr. Parker is preparing a contract for Ametri to sign, after which Warren Poythress will conduct a topographical survey. The board members present requested a copy of the facility layout as soon as it becomes available.

Entrance to industrial park – Ms. Underwood and Chairman Rocker provided an update on the new entrance to the industrial park on Highway 25 North. The TIA project has been awarded to Sikes Brothers Construction, with a scheduled start date of November 1st and a completion timeline of 150 days. Chairman Rocker informed the board that water access would be necessary for the divided parcels of land. To accommodate future growth, a 12-inch pipe will be installed beneath the road during construction, allowing for the future installation of water lines as new industries develop and require water access.

Audit - Ms. Underwood distributed the annual audit report for the Development Authority to all board members present. She stated that the audit revealed no findings and confirmed that all accounting practices comply with accepted principles and standards.

Meeting adjourned.

Respectfully Submitted,
Mandy Underwood, Executive Director