

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

HELD AT CITY HALL

October 28, 2024

Board Members Present: Pam Brown Wade Parker King Rocker
Kirk 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 Ms. Mary Young as the newest appointed board member representing the Board of Education, following the retirement of Roy Cook, who previously served in this position.

Chairman Rocker asked for a motion to approve the minutes. Horace Weathersby motioned to accept the minutes of the monthly meeting on July 1, 2024, as presented. Wade Parker 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. Kirk Rocker made a motion to accept the financial statements as presented. Horace Weathersby seconded the motion, and the motion carried.

Executive Director Report

Transfer Money into CD – With the recent sale of property to Ametri, the Development Authority currently holds approximately \$238,000 in the operating account. Ms. Underwood inquired if the board would consider transferring a portion of these funds into a Certificate of Deposit (CD) to earn interest over the next six months. Pam Brown made a motion to transfer \$200,000 into a six-month CD, granting Chairman Rocker and Mandy decision-making authority based on quotes received from the three local banks. The motion was seconded by Wade Parker, and it carried unanimously.

Hotel Study - Ms. Underwood requested \$15,000 to conduct a hotel feasibility study for Millen/Jenkins County. After several years of pursuing hotel options in Millen, Ms. Underwood met with representatives from Cobblestone Inn Hotel and Suites, who expressed interest in establishing a location in Millen. However, a hotel feasibility study is required to initiate the process. The study, costing \$15,000, includes a mid-point evaluation: if the study provider determines that a hotel would not be viable in Millen, they will inform the board and discontinue further research, potentially saving additional funds. The completed study may also serve to attract other hotel brands should Cobblestone’s model not align with the community’s needs. Wade Parker moved to approve funding the hotel study at \$15,000, and Kirk Rocker seconded the motion. Motion carried.

Estoppel for US Silica – The Development Authority Board received an estoppel agreement from U.S. Silica for review. A motion was made by Wade Parker to authorize Chairman Rocker to sign the agreement on behalf of the Development Authority Board. The motion was seconded by Horace Weathersby and was unanimously approved.

Project Bo – Tour of the facility - The board will visit Project Bo in Sandersville on Monday, November 4th. Departure from the chamber is scheduled for 8:45 a.m., with the site visit set to begin at 10:00 a.m. Board members are encouraged to inform Ms. Underwood if they are available to attend. Project Bo is a prospective company considering Millen as the location for its new facility. Ms. Underwood and Chairman Rocker recommend this site visit to allow board members to view the current operation before a final decision is made regarding the project.

Ametri Update – Ametri met with Wesley Parker and his team to discuss the next steps in the construction process. A topography map has been ordered for the land now owned by Ametri, which, once completed, will allow for the facility layout to commence. Kirk Rocker inquired about the timeline for constructing the new entrance into the industrial site. Ms. Underwood informed the group that the bid for this project had been awarded to Sikes Brothers, with a start date set for November 4th. The company has a 150-day timeline to complete the entrance construction.

Storm Damage - Ms. Underwood provided an update regarding recent storm damage to properties owned by the Development Authority. She reported that the Pal Theater sustained damage to a portion of the soffit, which is currently missing; arrangements have been made for repairs to be completed. Additionally, the Holland House experienced minor damage, with a section of tin roofing raised up due to the storm. A contractor has been contacted to address this repair as well.

Chairman Rocker asked the Ms. Underwood make contact with Bill Wasden to remove the building on the Wasden property within the next six months. He also asked that George Wasden be contacted to remove the cars from the same property by December 31, 2024.

Meeting adjourned.

Respectfully Submitted,
Mandy Underwood, Executive Director