

Rome-Floyd County Development Authority
800 Broad Street, Suite 102
Rome, GA 30161
Tuesday, April 19, 2022 – 10:00 PM

Minutes

MEMBERS PRESENT: Jimmy Byars Wright Bagby
John Cothran Sundai Stevenson
Kenna Stock (via Zoom) Pete McDonald
Doc Kibler Lowery May
Missy Kendrick, President William Richardson, Attorney

OTHERS PRESENT:

Sammy Rich (City of Rome), Jamie McCord, (Floyd County), Heather Seckman (RFCDA), Mary Grace Davis (RFCDA), JR Davis (RFCDA), Doug Walker (City of Rome), John Bailey (RNT), Pam Powers-Smith (RFC) and Dr. Charles Lutin (Political Candidate).

CERTIFICATE OF MEETING NOTICE

William Richardson certified the meeting notice and that a quorum was present.

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

The minutes for the March 15, 2022, meeting were presented for approval. The minutes were approved by a motion from Wright Bagby and Sundai Stevenson seconding. Bagby, Stevenson, Cothran, Byars, McDonald and Kibler voted in favor.

BOARD MEMBER RESIGNATION

Jimmy Byars announced that Pete McDonald has submitted his resignation to the board.

- A. Nominating Committee Recommendation – Due to the fact that Pete McDonald announced his resignation from the development authority board, the Nominating Committee recommended Lowery May to fill Pete’s unexpired term. Sundai Stevenson nominated Lowery May and John Cothran seconded. Stevenson, Cothran, Byars, Bagby and Kibler voted in favor.
- B. New Member Swearing In - Judge Kay Ann Wetherington officially swore in Lowery May to fill Pete McDonald’s unexpired term through 2024.
- C. New Officer Election – Due to Pete McDonald’s resignation and the vacancy of the Vice Chairman position, Doc Kibler nominated John Cothran to be the Vice Chairman and Sundai Stevenson seconded. Kibler, Stevenson, Byars, Bagby, Cothran and May voted in favor.
- D. Board Member Presentation – Jimmy Byars thanked Pete McDonald for his many years of community service and presented Pete with a plaque of appreciation. Pete thanked the authority members for their support as he enters into a new position for Floyd County as Elections Supervisor.

FINANCIAL REPORT

- A. March 2022 - Doc Kibler gave the financial report for March 31, 2022, stating the Balance Sheet Comparison has a strong Total Bank Accounts at \$3,376,736.78. On the P&L Comparison, Kibler pointed out that wages and salaries have increased due to hiring J. R. Davis. Doc Kibler made a motion to approve the March financial report and Wright Bagby seconded. Kibler, Bagby, Byars, Stevenson, May and Cothran voted in favor.
- B. Audit – Missy explained the audit will be presented at the May board meeting.

ACTIVITY/PROSPECT REPORT

A. NW Regional Hospital Property

1. Rezoning Application – Missy explained the rezoning application was approved without conditions by the Planning and Zoning Department and will be on the April 25 agenda for the Rome City Commission.
2. Senate Staff Tour – the two United States Senators for Georgia staff toured the hospital on March 29, 2022.
3. Congressional Appropriation Request – Missy explained the authority will be requesting \$5,160,000 in congressional appropriations for the hospital abatement and demolition.
4. ARC POWER Initiative Grant – Missy said the grant is for \$50,000.00 and will be used for planning purposes.
5. EPA Brownfields Assessment Grant – The grant application was submitted in December 2021 and should hear a response soon.
6. Maintenance – Hospital and Enterprise Corner – Heather Seckman explained she contacted eight lawn maintenance companies and two submitted quotes. Due to the quote estimates, Missy recommended the authority purchase a lawn mower and trailer so that J.R. Davis assume the responsibility of maintaining the lawns on both properties. Jimmy explained this investment is for long term maintenance needs and since J. R. is on staff, he can provide the maintenance. J. R. said the hospital lawn maintenance took two people four days to cut the 30+ acres. Sundai recommended using J. R. for now and analyze the situation as time goes on. Wright Bagby made a motion to approve spending up to \$18,000 on a mower and trailer and John Cothran seconded. Bagby, Cothran, May, Byars, Kibler and Stevenson voted in favor.
7. J. R. Davis Update – J. R. said he is currently doing routine maintenance due to some wind damage at the property. Davis said he is continuing to log state equipment left behind from the sale. Police and SWAT personnel continue to keep a presence at the property.

B. Enterprise Corner

1. ARC POWER Initiative Grant – Missy explained the grant would assist toward the extension of water and sewer infrastructure to the property. Sammy said the required pump station could be \$1,250,000 and total cost could be around \$7,000,000.
2. Imagine Music Festival – The organizers asked to use the barn at Enterprise Corner for the festival and Missy is working out details. The festival is set for September 15-18, 2022.

C. North Floyd Industrial Park

1. Closing on Baxter Property – Baxter property has closed and now provides a 24-acre marketable site. Missy explained that a survey and environmental studies need to be updated on the tracts and a monument sign needs to be installed.
2. Wetland Delineation/Detention Pond Maintenance – Missy explained discussions will continue regarding maintenance responsibilities.

D. Shared Services Agreement – Jimmy contacted the Development Authority of Floyd County to discuss sharing some of the expenses for staff. The Development Authority of Floyd County

agreed to pay \$1,100 per month. Andy Davis and Scott Smith are working on the agreement and will be ready for a vote at the next meeting.

- E. Project Lark – Ball Regional Distribution Center Update – Ball is now ready to start construction and will have a department head meeting in May.
- F. Prospect Activity – Kendrick explained prospect activity was up compared to last year.
- G. Annual PILOT Review Meeting – Missy explained the annual meeting provides accountability for all the companies currently participating in the program and for the tax assessors.

LEASE UPDATE

Jimmy Byars explained the authority voted last meeting for the additional space and the paperwork has not been signed.

CEMETARY DONATION

Wright Bagby explained that Seaborn Whatley asked for an additional 20-foot strip of land to expand the cemetery. The Development Authority of Floyd County, part owner, approved the donation last week. Wright Bagby made a motion to approve the donation of a 20-foot strip of land subject to confirmation of mitigation and John Cothran seconded. Bagby, Cothran, May, Byars, Kibler and Stevenson voted in favor.

EXECUTIVE SESSION

Sundai Stevenson made a motion to go into executive session to discuss real estate and Lowery May seconded. Stevenson, May, Byars, Bagby, Kibler and Cothran voted in favor.

Sundai Stevenson made a motion to come out of executive session and John Cothran seconded. Stevenson, Cothran, May, Byars, Bagby and Kibler voted in favor.

PUBLIC COMMENTS

Missy welcomed Lowery May to the board.

ADJOURNMENT

Jimmy Byars asked for a motion to adjourn. Sundai Stevenson made a motion to adjourn, and John Cothran seconded. Stevenson, Cothran, May, Byars, Bagby and Kibler voted in favor.

Doc Kibler, Secretary