

Rome Floyd County Development Authority

800 Broad Street, Suite 102

Rome, GA 30161

Tuesday, October 15, 2024 – 9:00 AM

Minutes

MEMBERS PRESENT: Jimmy Byars Heath Hooper
Allison Watters Lowery May
Craig McDaniel Doc Kibler

OTHERS PRESENT:

Andy Davis, (Davis Lucas Carter), Jamie McCord (Floyd County), Sammy Rich (City of Rome), Missy Kendrick (RFCDA), Heather Seckman (RFCDA), Michelle Phillips (RFCDA), JR Davis (RFCDA), Doug Walker (City of Rome), Tom Couch, John Bailey (RNT)

CALL TO ORDER AND WELCOME

Jimmy Byars called the meeting to order, and a quorum was present.

MINUTES OF PREVIOUS MEETING

Jimmy Byars presented the minutes from the meeting on September 17, 2024 for approval. Heath Hooper made a motion to approve the previous meeting minutes and Craig McDaniel seconded. Hooper, McDaniel, Kibler, Byars and Watters voted in favor.

FINANCIAL REPORT

- A. September 2024 – Doc Kibler presented the financial report for September 2024 with a net income of \$-32,419.23 and a balance sheet total of \$4,663,736.25. Doc Kibler's report came as a motion and Craig McDaniel seconded. Kibler, McDaniel, Watters, Hooper and Byars voted in favor.
- B. Budget – Missy presented the 2025 Budget showing a decrease in income at Battey Business Complex due to a decrease in filming and training anticipated for 2025. Also, there is an increase in expenses due to Strategic Planning for 2025. Allison Watters made a motion to approve the 2025 Budget and Craig McDaniel seconded. Watters, McDaniel, Hooper, Kibler and Byars voted in favor.

ACTIVITY/PROSPECT REPORT

A. Battey Business Complex

1. Sewer Relocation and Right of Way – Missy explained that the sewer line relocation is nearing completion, and the state will reimburse the development authority for 75% of the cost. Missy said the board will eventually need to vote on easement.
2. Training on Site – Missy explained that the DOD conducted some night training on site and that night training will no longer be allowed.
3. Grant Updates
 - a) EPA Ceremonial Check Presentation – Missy invited the board members to attend the EPA Check Presentation on Monday, October 21 from 9:00-11:00 to show their appreciation for the support from the EPA.
 - b) Public Engagement Meeting – Missy explained that the Community Engagement meeting was on Friday, October 4, one of the requirements of receiving the grant.
 - c) Cleanup Grant RFP Closed 10/11/2024 – Missy stated that the RFP for grant administration on the Cleanup Grant had closed on 10-11-2024 and she hoped to award the bid by Friday.
 - d) New Grantee Workshop – Missy explained that she and Michelle attended the EPA New Grantee Workshop which was required for the Cleanup Grant.

- B. Synthica Energy Groundbreaking – Missy invited the members to attend the groundbreaking for Synthica on October 16, 2024 at 2:00.
- C. Georgia’s Rome Film and Entertainment Alliance Workshop – Missy explained that the Georgia’s Rome Film and Entertainment Alliance Workshop is scheduled for October 24, 2024 at 9:00AM at the Forum River Center.
- D. Strategic Planning – Missy reminded everyone to mark their calendars and plan to attend the Strategic Planning Session from January 9-10, 2025 which includes a tour of Plant Vogtle.

Lowery May arrived.

E. Project Activity Report

- 1. Ball PILOT Prepayment – Missy explained that since Ball has changed their plans with the North Floyd Industrial Rail Site, they will be repaying their abated property taxes for 2022 and 2023. The Authority is helping them market the 110-acre site. Craig McDaniel made a motion to accept their prepayment to the bond and Allison Watters seconded. McDaniel, Watters, May, Hooper, Byars and Kibler voted in favor.
- 2. Integrated Fibers PILOT Changes – Missy explained that their investment has changed, and the multiple phases are complete ahead of schedule which changes the MOU. The board needs to vote to amend the MOU to combine the PILOT fees moving forward and to amend the schedule. Lowery May made a motion to amend the MOU and Craig McDaniel seconded. May, McDaniel, Hooper, Byars, Watters and Kibler voted in favor.

CHANGES TO DEVELOPMENT AUTHORITY LAW

Missy explained the changes to the training requirements for development authority members. All new members still require an initial 8-hour training, but now all members must complete 2 hours of training annually. If members do not fulfill these training requirements, they will lose their voting privilege. Additionally, no seat can stay vacant for over 6 months without a new appointment.

EXECUTIVE SESSION

Doc Kibler made a motion to go into Executive Session to discuss real estate and Allison Watters seconded. Kibler, Watters, McDaniel, Hooper, May and Byars voted in favor. Lowery May made a motion to come out of Executive Session and Allison Watters seconded. May, Watters, Kibler, Hooper, McDaniel and Byars voted in favor.

INCENTIVES FUND

Missy discussed establishing a \$100,000 Incentives Fund for the Rome Floyd County Development Authority that could be used to assist companies with special projects. Missy briefly described a commitment made to Plymouth REIT for a turn lane off Highway 53 into North X Northwest; however, Georgia DOT denied a Floyd County request for the funds. Jimmy Byars recommends establishing a set of criteria for these discretionary funds. Lowery May made a motion to create an Incentives Fund and the first recipient to be Plymouth REIT for \$30,000 to be used for the turn lane and Heath Hooper seconded. May, Hooper, Watters, McDaniel, Kibler and Byars voted in favor.

MEETING ADJOURNED

There being no other business before the Authority, the meeting was adjourned.

Respectfully submitted,

Missy Kendrick, Secretary