

MINUTES – MEETING FEB 14, 2022

BROOKS COUNTY DEVELOPMENT AUTHORITY

Darren Yearby called the meeting to order at 6:00pm. Board members Darren Yearby, Erin McKenzie, Ulysses Marable, and Jack Harrell attended, along with Executive Director (E.D.) Stephanie Williams, Executive Assistant Jayme Coody, and CPA Gary Zeigler.

Organization of the Board

Chairman Derren Yearby moved to the Organization of the Board. E.D. Stephanie Williams raised a point to the Board that she had learned that the Secretary and the Treasurer must be two separate individuals, per the Bylaws. The Board decided to table this topic until next meeting. Jack Harrell motioned to Table the Organization of the Board till the March meeting; seconded by Mr. Ulysses Marable; unanimously approved.

Minutes

Copies of the minutes of the monthly meeting held January 10th were reviewed. Jack Harrell motioned to approve the minutes of the meeting as presented; seconded by Mr. Ulysses Marable; unanimously accepted.

Financials

Chairman Derren Yearby moved to the review of the January financials. Chairman Yearby asked if E.D. Williams had been checking on interest rates from other banks? E.D. Williams replied that she will be sending out inquiries on certain CD's that are close to renewal. Mr. Ulysses Marable then questioned the current rate of interest on CDs to which E.D. Williams replied that the interest listed on the summary is accurate and up-to-date and that the rates have decreased as of late. Erin McKenzie made a motion to approve the financials as presented; seconded by Jack Harrell; unanimously approved.

Old Business

Mr. Yearby moved past old business, as there was none on the agenda to discuss.

New Business

Mr. Yearby moved to New Business.

- A. CPA Gary Zeigler gave the presentation on 2020 Audit. Erin McKenzie made a motion to approve; seconded by Ulysses Marable; unanimously approved.
- B. E. D. Williams presented the 2022-2023 Proposed Budget to submit to the Brooks County Board of Commissioners. Mr. Marable asked that the Board take more initiative in planning the budget every year, and Jack Harrell agreed. Erin McKenzie made a motion to approve the 2022-2023 proposed budget; seconded by Ulysses Marable; unanimously approved.
- C. E. D. Williams reminded the Board that the Community Economic Development Meeting will be held on Friday, March 4th at Wiregrass Technical College from 9:00 am to noon.
- D. E.D. Williams introduced the Brooks County Development Authority Industrial Revenue Bond (IRB) Program Summary and Application. The Summary and Application was developed from multiple EDAs across the State of GA and offers a comprehensive application process so that the BCDA can utilize best practices for future industrial development. The Summary and Application had also been reviewed by legal counsel before submittal to the Board. Erin McKenzie made a motion to approve the IRB Program Summary and Application for immediate use and implementation; seconded by Jack Harrell; unanimously approved.

- E. E.D. Williams introduced the Brooks County Development Authority Solar Generation Project Incentive Policy. E.D. Williams explained that she had conducted research across the State of GA, calling EDAs with experience with the Solar industry. The purpose of her research was for developing “best practices” in regard to local incentives on solar. Her findings were that nearly half of all the EDAs with which she’d spoken offered NO abatements on solar. The reasons commonly stated were that the solar industry creates no permanent jobs and there is concern about future decommissioning. The remaining counties offered similar incentives, by which Williams developed the current proposed policy. Williams worked with Wayne Waldron, Brooks County Chief Tax Assessor, and the Brooks County Tax Assessor Board in creating the proposed policy so that Brooks County would gain the most from potential solar project developments. Williams stated that the Tax Assessor Board Chairman had stated in a previous meeting that this policy was the best their board had seen. Wayne Waldron was sitting in the audience and also spoke to the Authority Board, reiterating that the proposed policy’s abatement schedule beats the rate of depreciation on personal property, and it is financially sound for the county. (Please see the Solar Generation Project Incentive Policy for further explanation.) Erin McKenzie made a motion to approve the Solar Generation Project Incentive Policy for immediate implementation; Ulysses Marable seconded; unanimously approved.
- F. E.D. Williams introduced the Brooks County Development Authority Board Vision and Mission Statements, opening the conversation for questions, comments, or suggested edits. After a brief discussion, Erin McKenzie made motion to approve the Vision and Mission Statements, as written; Ulysses Marable seconded; unanimously approved.

The Brooks County Development Authority Board Vision and Mission Statements are as follows:

Vision: Brooks County is a bustling and vibrant community rich in art, culture, history, and natural and historic resources that serve to welcome tourism, commerce, and industry through mindful strategic planning and development.

Mission: Through thoughtful collaboration and planning, we will encourage the development and expansion of business and industry within our borders and the region. We will promote and protect our natural resources within our community. We will protect and enhance Brooks County’s quality of place by encouraging growth and expansion within our major historic districts and thoroughfares while maintaining the historic integrity of the spaces. We will continue to collaborate with our elected and appointed officials, board members and the community, always conscious that we are servants of the people of Brooks County.

Reports

E.D. Williams reported that the vehicle purchased for the Development Authority was previously budgeted for \$30,000, and the amount of the purchase was \$25,300, for a savings of \$4,700.

E.D. Williams informed the Board of the Advertising and Promotion sponsorship for the Kentucky Derby Event, which will provide advertising and promotion for the Development Authority, as well as provide support for this community event and future community events by the Cultural Center. The current planners are working with some bigger names in the entertainment industry, and they expect their future events to bring in people from all over the southern region of the U.S.

E.D. Williams moved to report on an development between the City of Quitman, the Development Authority and Philanthropic Films, LLC. Apparently, the easement alongside the old South Georgia Grocery Company on Washington, which was purchased by Philanthropic Films, LLC, was still owned by the City of Quitman. The City of Quitman, by majority vote, deeded over the easement to the Development Authority for the purposes of allowing us to sell the easement to Philanthropic Films, LLC for the purpose of economic development. The transfer of this easement is crucial to the construction of the project, as without it, the engineers cannot access the utilities of the building. Legal Counsel David Rose is reviewing the legal documents and will advise in the next

day or so. Jack Harrell made a motion to approve the transfer of the easement to Philanthropic Films, LLC, given the approval by legal counsel to proceed without amendments; Erin McKenzie seconded; unanimously approved.

Motion to adjourn carried by Erin McKenzie; seconded by Ulysses Marable; unanimously approved.

Respectfully Submitted:

Secretary