

**Fitzgerald and Ben Hill County Development Authority**  
**Board of Directors Meeting**  
**December 13, 2023**

**Present**

Jason Holt  
Jason Floyd  
Steve Taylor

**Absent**

Mike Dinnerman  
Mark Turner

**Other**

Kyle Cook  
Christina Justice  
Kathy A. Young  
Melissa Dark  
Jessica Griner

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County Commission Chairman Steve Taylor made a motion to appoint Jason Floyd as the acting chairman for the December 13th meeting of the FBHCDA. Mayor Jason Holt seconded the motion and it was carried unanimously.

Chairman, Jason Floyd called the December 13, 2023 meeting to order at 12:22 pm.

Minutes from the October 2023 meeting were reviewed. Jason Holt made a motion to approve. Steve Taylor seconded the motion. The motion was carried unanimously.

Christina Justice presented the financials for October 2023. Steve Taylor made a motion to approve. Jason Holt seconded the motion. The motion was carried unanimously.

Christina Justice presented the financials for November 2023. Jason Holt made a motion to approve. Steve Taylor seconded the motion. The motion was carried unanimously.

Executive director, Jason Dunn gave the following report:

Progress continues with Peachtree Business Park. Statewide Engineering was selected to provide our engineering services. We have an agreement in place for them to move forward with completing the final design.

Building improvements have been completed at 808 E. Oconee Street. The concrete work has been completed and paid for.

Plans have been finalized for a partnership with FHSCCA and West Fraser to create a Forestry Lab & delineate a Sustainable Forest. We have received a commitment from West Fraser of \$250K and building materials. We are exploring additional partners including GA Forestry Commission and the Sustainable Forestry Initiative.

NTI Limited is a company out of Iowa that has partnered with Lippert. They distribute axles and other products. We are meeting with the CEO on January 8th to begin discussions about a new facility in Fitzgerald for them.

Alan Ethridge has been building doors for Rockport and has a substantial expansion opportunity. We are working with him to find a site for the new building and the site on Oriole Road (east of Lippert) might be a good fit for his new building.

We are meeting with Advanced Aluminum to help find a place to build their new site. Advanced Aluminum has chosen Peachtree Business Park as the site for their new building. We are meeting with Greg Smith to begin drafting a building concept.

Project Magnolia is currently in a holding pattern. We expect to hear a decision in early 2024.

We received a grant extension on the DCE Cottage Innovation Project. Statewide is working on a site plan. We should be rebidding in January or February.

The Millex group is considering creating a boutique hotel in Fitzgerald with around 20 rooms. They are asking if we would consider property tax incentives for this project.

The 2024-2025 Budget will be prepared for the board's consideration at the next meeting.

Jason Dunn thanked Jason Floyd for his service on the board, as he will be retiring from the board in January. He also introduced Justin Smith who will be serving as the next Chamber of Commerce Chairman and join the Development Authority Board in January.

The January 2024 Development Authority meeting will be canceled for the Georgia Chamber Eggs and Issues Event. Jason Dunn will be in touch with everyone regarding the next meeting.

There being no further business, the meeting was adjourned at 12:39 pm.

Respectfully submitted,

Melissa Dark