

Fitzgerald and Ben Hill County Development Authority
Board of Directors Meeting
February 9, 2026

Present

Jason Dunn
Lawton Tinley
Ben Braddy
Corey Gibbs

Absent

Hal Wiley
Jason Holt

Other

Kyle Cook
Hampton Raulerson
Kathy Young
Christina Justice
Melissa Dark

Chairman, Lawton Tinley called the February 6, 2026 meeting to order at 12:22 pm.

Minutes- Ben Braddy made a motion to approve the minutes from the December Board Meeting; Corey Gibbs seconded the motion. The motion was carried unanimously.

Financial Report: The FBHCA Financial Report for December 2025 was presented by Kathy Young. Corey Gibbs motioned to approve the financial statements. Ben Braddy seconded the motion. The motion was carried unanimously.

2026 - 2027 Budget: Kathy Young presented the 2026-2027 Budget. Corey Gibbs motioned to approve the financial statements. Ben Braddy seconded the motion. The motion was carried unanimously.

FBHCDA Director Jason Dunn gave the following updates:

Product Development/Property Acquisition/Building and Land

Peachtree Business Park - Electricity has been installed by Irwin EMC. Paid off the line of Credit attributed to the park. One more invoice should be coming

The Patriot Tract - Due diligence & planning - Wetland delineation is completed. The owner is considering listing the property, yet wants to keep our agreement in place, Submitted property for Project Nutrition. It's a lead at the moment and not a full-fledged project.

Workforce Development/College & Career Academy

FHSCCA - FLEX - Round 2 - Top 3 have been selected for finals - Color Me Bella, Gentle Care Partners & Zack's Lawn Care

Prospecting/Networking

Project Pringles: Continuing to work on a project yet it is moving along slowly - Petrus has health issues that are slowing the project down.

Project Longleaf: Still working through and trying to make it happen.

Rewood: Georgia Tech initiative - high value solvents and other products from SYP. Considering locations for Pilot projects. Keeping us in the discussion.

Czech Republic: Planning a March visit to their Incubation Center. Will reach out to us about an exchange student project.

Retention/Recruitment:

Polar: New warehouse in 2026 - 125,000 sf warehouse lease. Reached an agreement with Cicerone LLC. Ten million more cases annually. Currently at 33 million. Two national brands were confirmed and two more by June. Production moving from Massachusetts to Fitzgerald. They have added 20+ jobs with an additional 10+ on deck. Since 2024, payroll has increased by \$100,000 per week.

Millex: Cicerone LLC - 10 year incentive program - 125,000 sf warehouse addition

Motion: To provide Cicerone a 10 year prop. incentive to build a building for Polar. Ben Braddy motioned to approve. Corey Gibbs seconded the motion. The motion was carried unanimously.

Commercial/Retail Growth: Partnering with ECG and Preston Poe to identify new commercial growth around JET - ECG - SFR residential developer... McIntyre, Evergreen & Turkey Creek

Legislative, Policy, etc:

Rural Day at the Capital - February 12th

Georgia Economic Developer's Association - February 10th legislative dinner

Georgia Forestry Association - February 10th

Entrepreneur/Small Business:

Cottage Innovations: Aiming for a March Ribbon Cutting

Other Business:

The next meeting of the FBHDA will be on March 11, 2026.

The chairman gave closing remarks and thanked everyone for their work in the community..

The meeting adjourned at 1:21 pm.