

Fitzgerald and Ben Hill County Development Authority
Board of Directors Meeting
May 8, 2024

Present

Mike Dinnerman
Justin Smith
Steve Taylor
Lawton Tinley

Absent

Jason Holt

Other

Kyle Cook
Christina Justice
Kathy A. Young
Christine Cook

Chairman, Lawton Tinley called the May 8, 2024 meeting to order at 12:15 pm.

Minutes from the April 2024 meeting were reviewed. Steve Taylor made a motion to approve. Justin Smith seconded the motion. The motion was carried unanimously.

Christina Justice presented the financials for April 2024. Kyle Cook asked when CDs matured - August 2024. Steve Taylor made a motion to approve. Justin Smith seconded the motion. The motion was carried unanimously.

Executive director, Jason Dunn gave the following budget amendment report:

Budget Amendment:

- 808 East Oconee Street - Building & Content insurance increase - Discussed insurance increase and renewal discount.
- 2023 insurance & utilities due to Chamber of Commerce- was not billed in 2023
- Advertising Fees increase
- Change in Revenue side - withdrawal in change in fund reserves

Action: Justin Smith made a motion to approve. Steve Taylor seconded the motion. The motion was carried unanimously.

Executive director, Jason Dunn gave the following report:

Product Development/Property Acquisition/Building and Land:

- Peachtree Business Park: We are currently in the final stages of design work. Waiting on a project/finish and release date in about 60 days.

Prospecting/Networking/Relationship Building/Recruitment:

- We continue to engage in prospecting, networking, and relationship building activities to foster growth and development in our community.
- Project Atlas
- Oriole Road - surveys and close in next 30 days
- Lippert - in touch with City of Fitzgerald - permit process

Retention/Recruitment & Existing Industry:

- Mana - May 3rd - USAID announced they will invest \$200 million.
- Eaton Corp will cease operations in June - will go on market. Custom Profiles interested in the building.
- Golden Boy Foods - rumor of layoffs. Polar Beverage will hire any layoff.

Community Development/Regional Projects:

- TSPLOST luncheon tomorrow - came into effect 2108 - collects sales tax from 18 counties. Monies pooled together for transportation projects. Over 7 years half billion with over 21,000,00 coming back into Ben Hill county. All of our projects fell in 2025. Peachtree corridor is our big project (Peachtree Road to Industrial park to Frank Road). DOT/Jason Dunn will give an update on the project at the luncheon tomorrow. Second phase will last for ten years. Will fund \$183 million in transportation priorities.

Entrepreneur/Small Business:

- Cottage Innovations Center - Looked for contractors to bid on projects. Requests sent out for qualifications. We have two who have sent proposals. Received two fee proposals:
 - Harper Contractors - Douglas - 15.95% fee proposal
 - LRA Constructors - Albany - 13% fee proposal.Contractor will bid out with subs. Need for a center is still needed. Project estimated cost half million in building and half million dollars in equipment. Receiving grant - our commitment is \$150,000. Pilot project for 5 years. Contractors plan to use local subcontractors.

Action: Steve Taylor made a motion to approve. Justin Smith seconded the motion. The motion was carried unanimously.

Other Updates:

- Jason will travel to Washington DC next week for Rural Partner Network, along with Hope Harmon, county commissioner, and Deanna Clements, Wiregrass President.

These updates represent our ongoing efforts towards community development, economic growth, and enhancing the quality of life for our residents.

There being no further business, the meeting was adjourned at 1:00 pm.

Respectfully submitted,
Christine Cook