

**Fitzgerald and Ben Hill County Development Authority
Board of Directors Meeting
June 11, 2025**

Present

Jason Dunn
Justin Smith
Hal Wiley
Lawton Tinley
Corey Gibbs
Jason Holt

Absent

Christina Justice

Other

Kyle Cook
Hampton Raulerson
Kathy Young
Christine Cook

Chairman, Lawton Tinley called the June 11, 2025 meeting to order at 12: 13 pm. He opened the meeting with prayer.

Minutes- Justin Smith made a correction: Land Development would like to acquire “100 acres”(not 100,000 acres). Justin Smith made a motion to approve the minutes; Hal Wiley seconded the motion. The motion was carried unanimously.

Financial Report: Financial report for April & May 2025 was presented by Kathy Young. Reports have been upgraded with more details including an asset list. Jason discussed the grants that will be available in the next few months of about \$1.7 million. Hal Wiley made a motion to approve the minutes. Justin Smith seconded the motion. The motion was carried unanimously.

Product Development/Property Acquisition/Building and Land

Peachtree Business Park - construction moving forward despite rain - sewer lines are being installed.

The Patriot Tract - met with the owner of property (approximately 420 acres) - working on 5-year option agreement. \$10,000/year to market the property in cooperation with the State.

Sherman Street Lot - Talking with Bill Luke & Gee Merritt for a possibility to develop a Farmer’s Market.

Retainment/Recruitment/Existing Industry

Arising Industries owns the land (170 acres) across from the Ed Ward plant. They plan to build a 50,000 sq ft plant for tiny homes - modular projects(industrial/residential projects). Johnny Batten started a similar company already with success. They are looking to diversify themselves. This will create approximately 35-50 new jobs. The company plans to sell to dealers.

MANA is moving forward with a new project. We will be selling approximately 95 acres. The land has some existing infrastructure that we previously installed. Plan to close around the first week in July 2025. Mana is working on a marketing campaign *"Fitzgerald becoming the hunger solution capital of the world"*. Educating corporate America about what MANA is doing. Keeping the national spotlight. MANA makes their own peanut butter now after installing a roasted. Plans to start buying peanuts directly in the future. Pooler plant will be a vitamin plant - plans to replicate what they have in Fitzgerald. The Fitzgerald plant will remain.

The Cottage Innovation Kitchen is coming along. Partnership with ABAC and GA Tech to work on handbooks and member agreements.

Action Items:

Peachtree Corridor - TPSLOST - asking for an option for a real estate transaction transfer with GA DOT - Right of Way surveys- 1.76 acres \$37,400 (Property 1), .93 acres - \$3,8000 at closing (Property 2) & talking with Millex regarding their property.

Jason Holt made a motion to give the DOT an option for a real estate transaction to transfer the surveyed tract to the GA DOT to be used as Right of Way for the TIA project Peachtree Corridor. Corey Gibbs seconded the motion. The motion was carried unanimously.

Peachtree Business Park - Loan Proposal (\$1.6 million) FBHCDA obligation \$1,060,000. FBHCDA SPLOST Allotment of \$400,000. Work with Corey to work on parameters for funding - possibly from LOC. Corey discussed Income from SPLOST, Dev Auth & sell of property. Will wait for any actions until we have a resolution. Jason will get some more details from Corey.

Other Business

UGA will plan to host a September event.

Gateway Open House - June 18th

Community Connection luncheon - June 25th

Questions:

Justin Smith - question regarding the Patriot Tract - clarification of the \$10,000/year for the option to purchase over the next 5 years. Discussed different options for sale price per acre (420 acres). The State will possibly bring in capital. Would build out a conceptual project as a possibly mega project or subdivided. Positive: will be able to market the property without buying it. Existing water/sewer to tie into.

The next meeting of the FBHDA will be on July 9th.

The chairman gave closing remarks and thanked everyone for their work in the community.
Adjourn 1:05 pm

Respectfully submitted,

Christine Cook