

DADE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

Minutes of Meeting

MEETING DATE	MEETING TYPE	MEETING LOCATION	QUORUM PRESENT?
January 8, 2024	Regular	Dade County Administration Bldg. 71 Case Ave. Trenton, Georgia 30752	Yes

PERSONS IN ATTENDANCE				
MEMBERS	NAME	OFFICER TITLE(S)	IN PERSON	BY TELEPHONE
	Dr. James Cantrell	Chair	✓	
	M. Leisa Cagle	Vice Chair & Treasurer	✓	
	George Williams	Secretary	✓	
	Adam Austin		✓	
	Seth Houts		✓	
	Will Garrett		✓	
NON-MEMBER OFFICERS	NAME	TITLE	IN PERSON	BY TELEPHONE
	N/A			
OTHERS IN AN OFFICIAL CAPACITY	NAME	CAPACITY	IN PERSON	BY TELEPHONE
	J. Robin Rogers, Esq.	Attorney representing the Dade County IDA	✓	
	Evan Stone	Executive Director	✓	
	William A. Back	Recording Secretary	✓	
VISITORS WHOSE NAMES ARE KNOWN TO THE IDA	NAME	ORGANIZATION		
	Lydia Berglar	Dade Sentinel		
	Alex Case	City of Trenton		
	Ryan Faircloth	Citizens /		
	Melissa Faircloth	Business Owners		
	Spencer Hogg	NW GA JDA		
	Elizabeth Zeller	Dade County WASA		

CALL TO ORDER
By: James Cantrell, Chair, at 10:30 a.m.

Routine Motions.

MOTION to approve Agenda.

Moved by Leisa Cagle

Seconded by Will Garrett

Carried by the following vote: unanimous

MOTION to dispense with the reading of the Minutes of the most recent meeting and to approve those Minutes.

Moved by Will Garrett

Seconded by Adam Austin

Carried by the following vote: unanimous

MOTION to approve the Financial Reports for the periods ending November 30, 2023 and December 31, 2023.

Moved by Leisa Cagle

Seconded by George Williams

Carried by the following vote: unanimous

Discussions and Other Motions.

Report by Evan Stone, Executive Director.

- Patrick Vickers, Georgia Dept of Community Affairs, due to meet Evan on 1-18-24.
- Georgia Power has asked us to move earthen berm on the Price Farm property in connection with installation of four new power poles.
- All PILOT invoices have been sent.
- We have renewed Directors & Officers liability insurance policy.
- We are still working with auditors to wind up the 2022-2023 audit.
- William Back working on DCA's Rural Initiative housing grant. Preliminary approval secured.

Report by Spencer Hogg, NW Georgia JDA

- The JDA received twenty RFIs (Requests for Information) during the 4th quarter of 2023.
- Working on tax credit program.
- Dade County tier status of 3 unchanged for 2024.

MOTION to (1) reimburse Dade County Commission \$4,448.06 for demolition of Price farmhouse and (2) amend the current year IDA budget to provide \$4,500.00 for demolition expenses.

Moved by Leisa Cagle

Seconded by Will Garrett

Carried by the following vote: unanimous

Report by Alex Case, Mayor, City of Trenton

- Water line grant along Hwy 299 being held up by the Cherokee Nation.
- The City has obtained final cost figures for the 500 foot sewer line to serve Trenton Pressing. The City is asking IDA to pay an additional \$42,000 for total of \$117,000 (\$234/lineal foot). Balance coming from SPLOST funds, pending approval by Dade County Commission. To save on installation expense, water and sewer pipe will be laid in same ditch, which requires limestone blasting, as limestone is at the surface of the ground. We will use some of Trenton Pressing's gravel for backfill.

MOTION to (1) pay an additional \$42,000 as a reasonable and necessary expense of constructing sewer line to serve Trenton Pressing, and (2) amend the 2023-2024 budget to provide for expenditure of this sum.

Moved by George Williams

Seconded by Seth Houts

Carried by the following vote: unanimous

Update from Robin Rogers regarding scholarships.

- IDA cannot make a payment which would be deemed "charitable," so we must frame it in terms of assisting industry in Dade County. Recipient should be required to work for local industry.

The Chair TABLED further pending discussion of scholarships.

George Williams, as Chair of Alliance for Dade, Inc., pointed out that th Dade County High School needs funds to purchase materials for training; we still need to support workforce development.

PUBLIC PARTICIPATION

Ryan and Melissa Faircloth discussed appropriateness of manufacturing jobs and the need for housing suitable for people who are employed in the industrial park in the context of the pending Rural Initiative grant application.

EXECUTIVE SESSION

MOTION to go into executive session to discuss real estate negotiation; real estate purchase, sale or exchange; or personnel.

Moved by Will Garrett

Seconded by George Williams

Carried by the following vote: unanimous

MOTION to exit executive session.

Moved by George Williams

Seconded by Leisa Cagle

Carried by the following vote: unanimous

MOTION to direct the Executive Director to establish a bid process to sell the 26-acre IDA-owned land west of Interstate 59 as soon as possible, so that bids may be opened at the March IDA meeting.

Moved by George Williams

Seconded by Adam Austin

Carried by the following vote: unanimous

MOTION to authorize Robin Rogers to modify the existing lease between IDA and BeccaSam (5-acre solar property) to reduce acreage by approx. one acre.

Moved by Adam Austin

Seconded by Seth Houts

Carried by the following vote: unanimous

MOTION to grant Chattanooga Industrial Motors or its affiliate North Dade Properties, LLC a written easement to store construction components for six months on land owned by IDA on Vanguard Drive, subject to CIM paying the expense of liability insurance applicable to that easement, with the IDA as a named co-insured; and the coverage shall be in such amounts as CIM has in its present policy of liability insurance.

Moved by Leisa Cagle

Seconded by George Williams

Carried by the following vote: unanimous

TO DO List

1. Executive Director to obtain an appraisal of the 15.6-acre Clark property on Hwy 11.
2. Executive Director to negotiate the sale of approx. five acres of IDA land along Vanguard Drive, adjacent to solar facility, to Chattanooga Industrial Motors ("CIM"), subject to approval by the Members, assuming the sale will generate additional jobs over a period of five years, with the further provisions that (1) CIM will pay for an appraisal if CIM wants one; (2) CIM pays closing costs; (3) CIM pays to connect to water and sewer; (4) CIM pays for a property survey if CIM wants one; and (5) CIM pays Robin Rogers's fee for obtaining a lease amendment with BeccaSam.

NEXT MEETING
10:30 a.m. on Monday, 2-19-24

ADJOURNMENT
MOTION to Adjourn Moved by George Williams Seconded by Seth Houts Carried by the following vote: unanimous 1:44 p.m.

ADMINISTRATIVE MATTERS	
LATE-ARRIVING OR EARLY-DEPARTING MEMBERS	N/A
PLACES WHERE NOTICE AND AGENDA FOR THIS MEETING WERE POSTED OR SENT	Dade County web site Dade County Administration Building notice board
ATTACHMENTS	The following documents are incorporated within these Minutes: Financial statement.
PREPARATION OF MINUTES	_____ Wm. A. Back, Acting Recording Secretary January 10, 2024

Note: These Minutes are unofficial until approved by the IDA Members.