

**JOINT DEVELOPMENT AUTHORITY
OF
FRANKLIN, HART AND STEPHENS COUNTIES**

**Minutes of Meeting
April 22, 2013**

The quarterly meeting of the Joint Development Authority of Franklin, Hart and Stephens Counties was held Monday April 22, 2013 at The Depot in Lavonia, Georgia.

The meeting was called to order at 6:00 pm by Chairman Doug Cleveland. He recognized Tate O'Rourke from Senator Issacson's office, Bill Kokaly from Congressman Collins' Office and Kathy Papa from Georgia Department of Community Affairs.

Members present were Cary Bennett, Vernon Cape, Doug Cleveland, Roy Crocker, Bob Evans, Don Foster, Vernon Edwards, Bill Leard, Mayor Ralph Owens, Greg Roach, Dean Scarborough and Gerald Voyles. Others attending were Attorneys Andrea Grant and Walter Gordon, Economic Developers Lyn Allen, Dwayne Dye, Tim Martin and Treasurer Jack Edmunds.

Jack Edmunds gave the invocation followed by the meal.

The minutes of the January 28, 2013 meeting had been mailed or e-mailed. No additions or corrections were noted and they were approved unanimously.

Mr. Edmunds presented the financial summary as of March 31, 2013 and it was accepted unanimously. A copy is attached. He commented on the status of the audit for the fiscal year ended June 30, 2012 and the health issue of our auditor, Wayne Bowen. Mr. Edmunds expects it to be finalized by our next meeting.

Dwayne Dye reported on the Tri-County Manufacturer's meeting. Niki Duncan from the Georgia Mountains Regional Commission presented a review of the on-the-job training program. Attendance was good.

Lyn Allen reported that the Franklin County Board of Commissioners had re-appointed Cary Bennett and Mayor Ralph Owens to the Joint Development Authority with terms expiring December 31, 2016.

ECONOMIC DEVELOPERS REPORT

Ms. Allen reported that Franklin County was granted a tier ranking waiver by DCA and they will remain a tier one county through 2013. She reported that

the J Peters Restaurant was now open at Exit 173 and that a new EMS Station was under construction on Gurrard Road. Project activity has been neutral in Franklin County. Their IBA does have an agreement with Sibley Mills to allow the IBA to market the Sibley property through the end of this year. She also reported that the new hospital was not yet seeing the growth anticipated in inpatient services. However, outpatient services were 120% of expectations.

Mr. Martin reported that Stephens County is currently working on several projects, some involving expansion of existing industries. A solar power project is being looked at and is very promising. He reported on the status of the \$66.4 million state project to four lane highway 17. Stephens County is working on a major expansion of their sanitary sewer collection system. Stephens County plans to have a renewal of their SPLOST on the November ballot.

Mr. Dye reported that a Georgia State Patrol Post has been announced for Exit 177 and anticipates construction to begin in the next 45 days and will be located on land conveyed by the Hart County IBA. Activity is good and Hart County is getting lots of opportunities but recently lost a project to Mississippi. He reports interests in the Springs Industries building and has shown to three prospects recently. He reported that two solar projects had been selected and approved for Hart County.

Chairman Cleveland commented that the competitive climate continues to be an issue, especially from South Carolina.

NEW BUSINESS

Dean Scarborough reported on the upcoming Georgia Mountains Regional Commission meeting.

Chairman Cleveland appointed a nominating committee for offices for the Authority to be presented at our July meeting. Those named were Roy Crocker, Ralph Owens and Dean Scarborough.

Ms. Papa brought information on the Georgia Academy for Economic Development.

Ms. O'Rourke reported on the status of bills in congress involving gun control and immigration. She also discussed the Marketplace Fairness Act of 2013.

Mr. Kokaly reported on Congressman Collins' involvement as chair of the Corps of Engineers Reform Caucus.

Mr. Martin reported on the Broadband project. Progress continues and he shared maps showing the various routes. He indicated in none of our three counties does the route pass all sites that need coverage. Work is being done on how infrastructure can be built to these sites. The highest priority is service to three industrial parks. Hart EMC has completed its route.

Attorney Gordon reviewed with the Authority the documentation to be executed to close out the loan portion of the OneGeorgia Broadband Grant/Loan Award. He explained the following documents:

- 1. The Intergovernmental Services Contract between the JDA and OneGeorgia**
- 2. Fiber lease agreement for 12 strand fiber between JDA and NGN**
- 3. Assignment of lease by JDA to OneGeorgia**
- 4. Secured Promissory Note for \$150,000 from the JDA to OneGeorgia**
- 5. Security Agreement between the JDA and OneGeorgia**

Mr. Gordon summarized the elements of the transaction:

NGN will build the broadband lines that will be owned by the JDA

JDA then leases the lines to NGN

NGN's lease payments to JDA will be used by JDA to fund payment of loan to OneGeorgia

Vernon Edwards made a motion that the Authority approve the documentation, subject to final review by legal counsel, and that Authority officers be authorized to execute all necessary documentation. The motion was seconded by Don Foster and passed unanimously.

The next meeting was announced for Monday July 22, 2013 in Hart County.

There being no further business the meeting was adjourned at 7:40 pm.

**Jack Edmunds
Acting Secretary**