

Rome-Floyd County Development Authority
800 Broad Street, Suite 102
Rome, GA 30161
Tuesday, October 17, 2023 – 10:00 AM

Minutes

MEMBERS PRESENT:

Jimmy Byars	JJ Johnson
Allison Watters	Nat Massey
Lowery May	Sundai Stevenson
Andy Davis, Attorney	

OTHERS PRESENT:

Jamie McCord (Floyd County via Zoom), Sammy Rich (City of Rome), Missy Kendrick (RFCDA), Heather Seckman (RFCDA), Mary Grace Davis (RFCDA), JR Davis (RFCDA), Ryan Miller (VTI), John Druckenmiller (RNT), Pam Powers-Smith (RFC), Harry Brock (Citizen), Tom Couch (Citizen)

CERTIFICATE OF MEETING NOTICE

Andy Davis certified the meeting notice and that a quorum was present.

APPROVAL OF MINUTES FROM SEPTEMBER 26, 2023 MEETINGS

The minutes for the September 26, 2023 meeting were presented for approval. Sundai Stevenson made the motion to approve the minutes and Allison Watters seconded. Stevenson, Watters, Johnson, Byars, May and Massey voted in favor.

FINANCIAL REPORT

- A. Missy Kendrick presented the financial comparison reports as of September 2023 with a net income of \$-620.27 and a balance sheet total of \$15,602,107.45. After some discussion, Jimmy Byars asked for a motion to approve the financials. Lowery May made the motion and Sundai Stevenson seconded. May, Stevenson, Watters, Johnson, Massey and Byars voted in favor.

ACTIVITY/PROSPECT REPORT

- A. Governors Reception – Missy explained that she, Allison Watters, and Sundai Stevenson attended Governor Kemp’s “Decade of Excellence” Reception on October 3, 2023.
- B. Housing Study – Missy said a proposal is being reviewed and needs to look at reducing cost.
- C. DAFC and GFJDA – Missy explained the activity of the other development authorities. Synthica Energy and PRS have both purchased land in the Nothwest Regional Industrial Park, both are under contract and in their due diligence phase.
- D. Battey Business Complex – Missy gave an update on the EPA Assessment Grant explaining that the abatement of the property and buildings was estimated to be around \$5.2 million. Heather Seckman explained they are applying for the \$2,000,000 EPA Clean Up Grant considering the cost of abatement. The EPA-required Community Stakeholder meeting is scheduled for October 27 at 10:30.

EXECUTIVE SESSION

JJ Johnson made a motion to go into executive session and Sundai Stevenson seconded. Johnson, Stevenson, Byars, Watters, Massey and May voted in favor. Nat Massey exited the Executive Session and returned when invited back by Chairman Byars. Sundai Stevenson made a motion to come out of executive session and Allison Watters seconded. Stevenson, Watters, Massey, May, Johnson and Byars voted in favor.

HUFFAKER INNOVATION GATEWAY

Missy explained that the current option on the Huffaker Innovation Gateway needs to be extended so that the development authority can continue to market the property as publicly held property. Nat Massey made a motion to ratify the extension of the option to give the development authority another year to market the property as being publicly controlled. Sundai Stevenson seconded. Massey, Stevenson, May, Watters, Byars and Johnson voted in favor.

PROJECT PICKLE BOND RESOLUTION

Missy explained that International Paper is ready to begin their third expansion. IP qualifies for a 75% abatement for 10 years. Allison Watters made a motion to approve the bond resolution, subject to attorney approval, and authorize the Chair and Secretary to execute all documents necessary to issue the bonds. JJ Johnson seconded. Watters, Johnson, May, Massey, Byars and Stevenson voted in favor.

PROJECT WHISKEY PURCHASE AND SALE AGREEMENT

Missy explained that RTLA (owned by shareholders of VTI) wants to purchase 21 acres and the former maintenance building in the Battey Business Complex adjacent to VTI. Lowery May made a motion to approve the purchase and sale agreement, subject to attorney approval, and authorize the Chair to execute all documents necessary for closing. Sundai Stevenson seconded. May, Stevenson, Massey, Watters, Johnson and Byars voted in favor.

PROJECT ELEMENT PURCHASE AND SALE AGREEMENT

Missy explained that Lewis Chemical Company wants to purchase 4 acres in the Battey Business Complex adjacent to Lewis Chemical Company. Sundai Stevenson made a motion to approve the PSA, subject to attorney approval, and authorize the Chair to sign all documents necessary for closing. Lowery May seconded. Stevenson, May, Massey, Johnson, Watters and Byars voted in favor.

Missy said the surveys for RTLA and Lewis Chemical Company should take approximately 30 days.

MEETING ADJOURNED

There being no other business before the Authority, Sundai Stevenson made a motion to adjourn, and Allison Watters seconded. Stevenson, Watters, May, Massey, Johnson and Byars voted in favor.

Respectfully submitted,

Missy Kendrick, Secretary