

Rome Floyd County Development Authority
800 Broad Street, Suite 102
Rome, GA 30161
Tuesday, March 18, 2025 – 9:00 AM

Minutes

MEMBERS PRESENT: Jimmy Byars
Allison Watters
Lowery May (via Zoom)

Evie McNiece
Ryan Miller
Craig McDaniel

OTHERS PRESENT:

Andy Davis (Davis Lucas Carter), Jamie McCord (Floyd County), Sammy Rich (City of Rome), Missy Kendrick (RFCDA), Heather Seckman (RFCDA), Mary Grace Selman (RFCDA), Michelle Phillips (RFCDA), Doug Walker (City of Rome), Adam Carey (RNT), David Crowder (WRGA), Tom Couch, Tamara Brock (Georgia Power), Melissa Free (Georgia Power), Pam Powers-Smith (RFC), Jeff Cuzzourt, Sherrell Smith (EXP Realty)

CALL TO ORDER AND WELCOME

Jimmy Byars called the meeting to order, and a quorum was present.

INTRODUCTION OF GUEST

Jimmy Byars welcomed Melissa Free from Georgia Power to give a brief presentation to the members. Melissa explained that she has worked for Georgia Power since 2014 starting with the Southern Company New Ventures capital arm. Melissa described how data centers have become a power factor that was not predicted at their last future planning session 3 years ago. Georgia Power will be adding 8,000 megawatts to their capacity. Melissa gave some interesting facts:

- Big tech companies have announced over \$320B in AI investments for 2025.
- Electric vehicle industry will continue to grow in Georgia.
- 2024 was the worst year for natural disasters for Georgia Power.
- On-shoring of manufacturing plants and the need for workforce readiness.
- Georgia Power is one of the only utility companies that are vertically integrated. They own, manage and operate all aspects of the supply chain for infrastructure development and energy production.

Melissa discussed the new Georgia Power Rules and Regulations for data centers:

1. The data centers must pay for the infrastructure.
2. They have minimal build requirements and a 15-year commitment.
3. Rate protections for residential customers.
4. The companies must have a good line of credit for Georgia Power to do a power study.

Melissa said, ‘Georgia Power will not run out of power.’ She finished by saying that Georgia Power rates are 15% below the national average.

Craig McDaniel arrived at 9:26.

MINUTES OF PREVIOUS MEETING

Jimmy Byars presented the minutes from the meeting on February 18, 2025 for approval. Allison Watters made a motion to approve the previous meeting minutes and Evie McNiece seconded. Watters, McNiece, Byars, McDaniel, and Miller voted in favor.

FINANCIAL REPORT

- A. February 2025 – Missy Kendrick presented the financial report for February 2025 with a net income of \$1,536,872.08 and a balance sheet total of \$6,950,030.17. Missy explained the increase due to the sale of Battey Business Complex property to VTI/RTLA. Jimmy asked for a motion to approve the financial report and Craig McDaniel gave the motion and Allison Watters seconded. McDaniel, Watters, McNiece, Miller, and Byars voted in favor.
- B. 2024 Audit – Missy explained that the audit is in process and will be complete by the April meeting. However, the April meeting falls on April 15, Tax Day, so the auditors will present in May.

ACTIVITY/PROSPECT REPORT

- A. Battey Business Complex
 - 1. VTI/RTLA Sale Closed – Missy explained that Doc Kibler and she signed the closing documents, and the members would need to vote to ratify the Corporate Resolution that authorized him to do that. Allison Watters made a motion to ratify the Corporate Resolution and Evie McNiece seconded. Watters, McNiece, McDaniel, Miller, and Byars voted in favor.
 - 2. Grant/Activity Update – Missy explained that the RFCDA has been invited to participate on a panel discussion for the Georgia Brownfield Seminar in April.
- B. O’Neill Property – Missy explained the authority is waiting on a second EPA Assessment Grant to address the environmental needs of the O’Neill property.
- C. International Trade Reps – Missy explained that the international trade representatives for the state of Georgia will be coming to Rome and Floyd County on May 7, 2025 for a tour of our community and international companies.
- D. American Tower Lease - Missy explained that the lease has been finalized and the development authority received the \$40,000 signing bonus from American Tower which will be split with the Development Authority of Floyd County. The RFCDA/DAFC will also receive \$3,000 per month which will increase 3% annually with the first increase in June 2025.
- E. Bartow Floyd Polk Joint Development Authority – Missy explained that additional members will be appointed.
- F. Website Redesign Update - The RFCDA has engaged Insyteful for the website redesign and Mary Grace and Missy met with the Insyteful team a couple of weeks ago for a kickoff meeting. Insyteful sent a flow chart establishing how the website will be organized and the

RFCDA made their recommended edits. Mary Grace will continue to work with the team from Insyteful to get them everything they need.

- G. Existing Industry Update - Mary Grace reported that for the 19th time in a row, International Paper was named by Ethisphere to the 2025 list of Most Ethical Companies. MAT Holdings (formerly STEMCO) celebrated the 5-year anniversary of the MAT acquisition and Oglethorpe Power celebrated their 50th Anniversary.
- H. DAFC Board Member Openings – Missy said the Development Authority of Floyd County needs one more appointment and asked members to submit names of anyone interested in volunteering.
- I. Thomason Property Closed – Missy explained that the purchase of the Thomason property closed, and the cost will be split with the Development Authority of Floyd County.
- J. Parks Property Under Contract – Missy explained that the Parks Property next to the Thomason Property is under contract and once closed, those costs will also be split with the Development Authority of Floyd County.
- K. Ball Packaging Consent to Sublease Ratification – Missy Kendrick shared that Ball Packaging plans to bring in a partner in a joint venture arrangement to sublease the machinery and equipment for manufacturing purposes. Because the facility and machinery and equipment are titled to the RFCDA due to a tax abatement, the authority must consent to the sublease. Allison Watters made a motion to ratify the consent to sublease signed by Doc Kibler on February 17, 2025 and Craig McDaniel seconded. Watters, McDaniel, McNiece, Miller, and Byars voted in favor.
- L. GP’s Enterprise Lease – Missy explained that GP’s Enterprise has been leasing property from the authority to stage for the widening of Highway 140. The highway project is complete, so they have left the property and cleaned the site.
- M. Rome - #1 MSA in job growth since 2020 – Missy shared a recent study showing that of the Georgia MSA’s, the Rome MSA is the # 1 in the state of Georgia for job growth.

EXECUTIVE SESSION

Craig McDaniel made a motion to go into Executive Session and Allison Watters seconded. McDaniel, Watters, McNiece, Miller, and Byars voted in favor. Evie McNiece made a motion to come out of Executive Session and Allison Watters seconded. McNiece, Watters, McDaniel, Miller, and Byars voted in favor.

MEETING ADJOURNED

Respectfully submitted,

Missy Kendrick, Secretary