



**DEVELOPMENT AUTHORITY OF COLUMBIA COUNTY**

**BOARD MEETING MINUTES – February 27, 2013**

Center for Trade & Tourism  
 1000 Business Boulevard  
 Evans, GA 30809

**Board Attendees (those absent indicated with an asterisk (\*)) :**

Mark Wills, Chairman	Stan Shepherd*	Sonny McDowell
Doug Duncan, Vice-Chairman	Jean Garniewicz	Hugh Hollar
Rick Evans, Secretary-Treasurer	Phil Gaffney	David Duncan

**Staff (those absent indicated with an asterisk (\*)) :**

Douglas D. Batchelor, Legal Counsel  
 Karen Eyink, Executive Assistant

**Guests Present:**

Ron Cross, <i>Commissioner</i>	Richard Harmon, <i>Development Services</i>
Bill Morris, <i>Commissioner</i>	Thom Tuckey, <i>CSRA Alliance Ft. Gordon</i>
Tammy Shepherd, <i>CC Chamber</i>	Michael Rorick, <i>Citizen</i>

**I. Call to Order & Welcome**

Chairman Mark Wills called the meeting to order at 7:30 a.m. and declared a quorum present.

**II. Reading and Approval of Agenda**

Chairman Wills asked the Board to review and approve the agenda for the February 27, 2013 DACC Board Meeting. Motion made by Doug Duncan to approve the agenda. Motion seconded by Phil Gaffney. Motion carried.

**III. Approval of Minutes**

Chairman Wills asked the Board to review and approve the minutes for the January 31, 2013 Board Meeting. Motion made by Doug Duncan to approve the minutes. Phil Gaffney seconded the motion. Motion carried.

**IV. Financials – Rick Evans**

From the Statement of Net Assets – January 31, 2013, Total Current Assets are \$645,114.26, includes Investment in the Horizon South Industrial Bldg. (Spec Bldg.) of \$294,166.68. Total cash in Checking/Savings - \$346,374.24 and Total Liabilities - \$656.39.

Sonny McDowell made a motion to approve the January 31, 2013 financials. Jean Garniewicz seconded the motion. Motion approved.

**V. Chairman's Report – Mark Wills**

Chairman Wills welcomed new board member Hugh Hollar of First Bank of Georgia; he will replace outgoing board member George Duehring. Chairman Wills gave an update on recent meetings with Augusta Metro Chamber of Commerce and Columbia County Convention & Visitors Bureau concerning the Masters. Additional information will be forthcoming.

**VI. Committee Reports – Mark Wills**

Phil Gaffney, Chairman of the Existing Business and Workforce Development Committee reported to the committee on February 13, he met with Serta's Plant Manager, Jeff Eakin. Serta is seeing continuing growth and running out of room. Serta is looking into additional space in the Owens Minor building for short-term lease. During the week of Masters, corporate executives from Chicago manufacturing operations will be here. In addition, Committee Chair Gaffney mentioned the next DACC board meeting will be held at John Deere in Grovetown.

Rick Evans, Chairman of the Retail Development Sub-Committee reported the committee would hold committee meetings every third Wednesday, starting on March 20, 2013.

Doug Duncan, Chairman of the Search Committee gave an update on the search for a new executive director. The position was advertised on economic development sites, received about 50 resumes, screened those qualified, and in the process of completing the search.

**VII. Economic Development – Mark Wills**

Chairman Wills recently met with Adela Kelley, GDEcD and William Edwards, GA Power and discussed the situation of economic development; activity is picking up in the state but still slow.

Chairman Wills commented on an event to be held on March 7-9, hosted the CC Chamber - Leadership Columbia County Executive Forum – Class of 2013, the topic will be Economic Development. Tammy Shepherd, Executive Director of CC Chamber mentioned Stacy Watson of Georgia Ports Authority - General Manager of Economic & Industrial Development will speak during the forum.

Chairman Wills asked Richard Harmon, Executive Director of Development Services to give an update. Mr. Harmon spoke on the growing medical and retail sectors at Gateway and other areas in the county. In December 2012, 37 residential building permits were issued and 80+ permits in January, and retirement developer inquires continue.

Thom Tuckey, CSRA Alliance of Ft. Gordon mentioned at Ft. Gordon all unfunded projects have been delayed – \$500M projects over the next five years have been put on hold. Projects that were already funded such as upgrades, etc. will continue throughout the year. Mr. Tuckey spoke on how a possible sequester will affect Ft. Gordon.

**VIII. Old Business – Mark Wills**

Doug Batchelor reported that a plat is being prepared for the retention pond property and then will be deeded to the County. A couple of additional items Mr. Batchelor discussed. A church is looking at the Owens Minor property in Grovetown, which is now being leased by Serta. In addition, Dr. Andy Allgood purchased a tract of land in Grovetown's industrial park. The land was re-zoned to C2; the covenants were amended to allow projects permitted under C1 zoning. A group is negotiating to purchase a part of the tract and are planning to have it re-zoned for a senior residence.

**IX. New Business – Mark Wills**

On April 5, Jean Garniewicz will attend a required Development Authority board member training session in Savannah, GA sponsored by the Carl Vinson Institute of Government. New board member Hugh Hollar will attend the training class during the coming year.

The DACC received an invoice from TAG (Technology Association of Georgia) for membership renewal. The board delayed approval of payment until the new executive director starts, invoice due date is in May.

**X. Calendar of Events – Mark Wills**

The Development Authority's next board meeting is scheduled for Wednesday, March 27, 2013 at 7:30 a.m. at John Deere Commercial Products – 700 Horizon South Parkway, Grovetown, GA 30813. The meeting will be held at the 4000 Factory Building – Atlanta Conference Room.

**XI. Public Comment**

Tammy Shepherd, Director of CC Chamber of Commerce mentioned the Chamber attended the Greater Augusta Day at the Capitol on February 19 and the Chamber's advocacy newsletter is available. The Chamber is following two bills of legislation, the Tier system – House Bill 186 and the Downtown Renaissance Reinvestment Act for Grovetown. The Chamber will travel to Washington DC on May 7-9, for the CSRA Leadership trip. Leadership CC Executive Forum – Class of 2013 will be held on Thursday, March 7-9. In addition, the Chamber has a new employee; Joey Cummings will be the new Director of Membership.

Michael Rorick, citizen of Columbia County asked a question about the high-end retirement complex, would it be a 501C3.

**XII. Closed Session – Mark Wills**

Rick Evans made a motion to go into Closed Session to discuss a personnel issue. Jean Garniewicz seconded the motion. Motion carried.

Jean Garniewicz made a motion to come out of Executive Session. Hugh Hollar seconded the motion. Motion carried.

Doug Batchelor reported in Executive Session a personnel issue was discussed but no action taken. Rick Evans made a motion to grant authority to the Search Committee to make an offer to a candidate of their choice, under the contingency that this individual meets drug testing requirements and any other requirements that the DACC has to abide by, including a two-week notice to the public. Jean Garniewicz seconded the motion. Motion carried.

**XIII. Adjournment**

Chairman Wills adjourned the meeting.

Submitted by:

Mark Wills, Chairman  
Development Authority of Columbia County