



DACC BOARD MEETING MINUTES – October 29, 2014

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

Board Attendees (those absent indicated with an asterisk *)

Doug Duncan, Chairman*	Stan Shepherd	Hugh Hollar
Mark Wills, Vice-Chairman	Jean Garniewicz	Mike Holliman
Rick Evans, Secretary-Treasurer	Phil Gaffney	Eric McIntyre

Staff (those absent indicated with an asterisk *)

Robbie Bennett, Executive Director
Karen Eyink, Executive Assistant
Douglas D. Batchelor, Legal Counsel*
Chris Driver, Legal Counsel

Guests Present:

Ron Cross, <i>CC Commissioner</i>	Michael Rorick, <i>Citizen</i>
Thom Tuckey, <i>CSRA Alliance Ft. Gordon</i>	Andrew Strickland, <i>CC Planning & Development</i>
Danny Lowry, <i>Hoback Investments</i>	Tammy Shepherd, <i>CC Chamber of Commerce</i>

I. Call to Order & Welcome

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

II. Reading and Approval of Agenda

Vice-Chairman Wills asked the board to review and approve the agenda for the October 29, 2014 DACC board meeting. Jean Garniewicz made a motion to approve the agenda. Hugh Hollar seconded the motion. Motion passes 8-0.

III. Approval of Minutes

Vice-Chairman Wills asked the board to review and approve the September 24, 2014 minutes. Jean Garniewicz mentioned a correction on the September 24, 2014 minutes – under Public Comment; the consulting company's name is AMEC. With the correction to be made, Jean Garniewicz made a motion to approve the minutes. Hugh Hollar seconded the motion. Motion passes 8-0.

IV. Financials – Rick Evans

From the Statement of Net Assets – September 30, 2014, Current Assets is \$847,344.78 (in checking and savings), Accounts Receivable \$147,275.00 and Total Liabilities of \$2,796.76 for a balance in Total Liabilities & Net Assets of \$994,619.78.

Center for Trade & Tourism
1000 Business Boulevard | Evans, Georgia 30809
(O): +1 (706) 312-1375 | (F): +1 (706) 312-1374
www.developcolumbiacounty.com

The DACC incurred expenses for TechNet 2014 but have been reimbursed. Received \$200,000 from the SRS CRO for projects; DACC will submit a formal application stating where the funds are being used. The DACC's yearly audit is being conducted at this time.

Stan Shepherd made a motion to approve the September 30, 2014 financials. Seconded motion made by Eric McIntyre. Motion passes 8-0.

V. Chairman's Report – Mark Wills

No Report

VI. Committee Reports – Mark Wills

Business Recruitment and Incentive Programs – Stan Shepherd

Met on September 17th. Discussed ideas related to the SRS CRO funds. Also, reviewed list of marketing trips. Planning on leaving these events to the discretion of the Executive Director to make decisions within the allocated budget.

Existing Business & Workforce Development Committee – Phil Gaffney

Met on October 17th Discussion was centered on Business Appreciation Luncheon. The original date selected was November 11th. Due to conflicts, the event has been pushed back to December 10th and will be held at either Savannah Rapids or the Exhibition Center. We discussed the internship program for industry as well apprenticeship programs. We also discussed the Work Ethic Certificate program and the possibilities of bringing this back.

Property Committee – Mark Wills

Met September 27. We discussed the Costar Reports. These reports provide great detail on your area and are a good tool for analyzing Columbia County and the region. Bennett is still working on improving the Horizon South area and will be setting up a meeting with the property owners soon. Another important aspect of the conversation was center around the use of the SRS CRO funds to develop property for potential projects looking at Columbia County.

Retail Sub-Committee – Rick Evans

Met September 26. Once again the meeting was focused on benchmarking with similar communities. We spoke with Jon Baggott in Dorchester County (approx. Population 160,000). Mr Baggott discussed the growth of the county, the increases in new jobs and the addition of key retail opportunities. Baggott also mentioned that Dorchester does not have any retail based local incentives and does have impact fees. Dorchester has a career high school. Dorchester does have industry based incentive programs and property tax abatements. The Economic Development Office for Dorchester County has a staff of 4 and a budget of \$700,000. It is partially funded by the government and partially funded by private industry. They have a Work Ethic Certificate Program to help develop soft skills for high school students.

VII. Economic Development – Robbie Bennett

- 5 new leads/projects – diverse projects for office and industrial projects.
- Still have product limitations. These limitations continue to impact our ability to recruit. Our last large scale industrial building (Greenfield Industries) is no longer available to market has a single tenant facility. It is under contract to by an investment group to make it multi-tenant. This may open office space to market.
- Working with Eric McIntyre and Matt Forshee to set up a trip to Georgia Power's Resource Center. Looking at December 8th. The trip is still in the planning stages. The goal is to open the trip up to key leaders at the County, Harlem, and Grovetown.

Center for Trade & Tourism

1000 Business Boulevard | Evans, Georgia 30809

(O): +1 (706) 312-1375 | (F): +1 (706) 312-1374

www.developcolumbiacounty.com

- Looking at setting up a strategic planning session in January.

VIII. Old Business – Mark Wills

None to report.

IX. New Business – Mark Wills

A. Nomination Committee – Stan Shepherd presented the slate of officers in the form of a motion. Mark Wills step in for one year and recommend using the Executive Committee as line of succession. Second – Jean Garniewicz. Motion passes.

- Chairman – Mark Wills
- Vice Chairman – Hugh Hollar
- Treasurer – Rick Evans
- Secretary – Mike Holliman

B. Inducement Resolution – Hoback Investments, LLC.

Robbie Bennett presented the project scope of the Hoback Investment, LLC venture. Application for an Industrial Revenue Bond was submitted by Mr. Danny Lowry with Hoback Investment, LLC. The project has gone before the planning commission for rezoning of the site. The development will be a 524,000 SF warehouse to service their current clients. The project will create 65 jobs over the next 3 years. Requesting \$36,750,000 to do an multiphase development. Staff recommends doing an inducement resolution not to exceed \$40,000,000. Mr. Lowry further explained the project from the company's perspective. See attached project summary for additional information.

Motion to approve made by Stan Shepherd. Second made by Jean Garniewicz. Motion passes 8-0.

X. Calendar of Events – Mark Wills

The next Development Authority board meeting may be moved or combined with the December meeting to account for the holiday season. The meeting should still be at 7:30 a.m. at the DACC office – Center for Trade & Tourism, 1000 Business Boulevard, Evans, GA 30809.

XI. Public Comment

Chairman Cross provided an update on the Kelly Brothers Concert and Golf Tournament. It is expected that the event will become an annual event. The Chairman gave a brief summary of the upcoming election.

Thom Tuckey informed the group that the Department of the Army approved the addition a new gate to the construction projects. However, this it is scheduled for 2021. The Department does believe they could move it up to 2018. This allows further discussion with GA DOT. Three potential locations have been identified. The addition of the new gate would open property for development long term. Phase 2 would be the addition of an interchange to I-20 and bypass around Grovetown.

XII. Closed Session – Mark Wills

Motion to enter closed session – Phil Gaffney. Second – Mike Holliman. Motion passes 8-0.

Center for Trade & Tourism

1000 Business Boulevard | Evans, Georgia 30809

(O): +1 (706) 312-1375 | (F): +1 (706) 312-1374

www.developcolumbiacounty.com

During Closed Session the Board of Directors discussed two personnel matters, the hiring contract of Anne Benton as the Development Authority's Economic Development Coordinator and severance package of Karen Eyink. No decisions were made during the Closed Session.

#1 Stan Shepherd made the motion to hire Anne Benton and place the board approval on her employment agreement and forward to the full county commission for approval. Second was made by Jean Garniewicz. Motion passes 8-0.

#2 Jean Garniewicz made the motion to provide Karen Eyink a severance package to be determined by the Executive Committee. Motion second by Mike Holliman. Motion passes 8-0.

XIII. Adjournment

Vice-Chairman Wills adjourned the board meeting.

Submitted by:

Robbie Bennett, Executive Director
Development Authority of Columbia County

CLOSED MEETING AFFIDAVIT

STATE OF GEORGIA
COUNTY OF COLUMBIA

Mark Willis, Chairman/Presiding Officer of the Columbia County
Development Authority of Columbia County Board (Committee /Board
Name), being duly sworn, states under oath that the following is true and accurate to the best of his/her
knowledge and belief.

1. The Columbia County Development Authority (Committee/Board
Name) met in a duly advertised meeting on
October 29, 2014.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at _____ a.m./p.m.
4. The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the
exceptions provided in the Open Meetings Law:

_____ Consultation with the County Attorney or other legal counsel to discuss pending or potential
litigation, settlement, claims, administrative proceedings, or other judicial actions brought or
to be brought by or against the County or any officer or employee or in which the County or
any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1).

_____ Discussion of tax matters made confidential by state law as provided by O.C.G.A. §
50-14-(2) and (*insert the citation to the legal authority making the tax matter confidential*):

_____ Discussion of the future purchase, disposal or lease of real estate as provided by O.C.G.A. § 50-
14-3(b)(1).

Discussion or deliberation upon the appointment, employment compensation, hiring,
disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee
as provided in O.C.G.A. § 50-14-3(2).

_____ Other (describe the exemption to the Open Meetings Law):

as provided in _____
(*Insert the citation to the legal authority exempting the topic*)

This 29th day of October, 2014.

Mark Willis
Chairman/Presiding Officer

Sworn to subscribed
Before me this 29th day of October, 2014.

Robert F. Bennett
Notary Public

My commission expires: Notary Public Robert F. Bennett
Richmond County, Georgia
My Commission Expires
January 12, 2016