WALKER COUNTY
DEVELOPMENT AUTHORITY

101 South Duke St.
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LaFayette, GA 30728
706.924.0099

Minutes of the Regular Meeting
September 9, 2025

I. Call to order at 10:00 a.m. by Andy Arnold
Present: Chair Andy Arnold, Vice Chair Max Morrison, Secretary/Treasurer Jim Cole; Evitte Parrish, County Commission Chair Angie Teems (via telephone), Executive Director Stephanie Watkins, and Development Authority Attorney David Gottlieb. Others present: see attached sign-in sheet.
Absent: Mark Chandler

II. Invocation given by Max Morrison

III. Approval of the Agenda
Motion: Evitte Parrish made a motion to approve the agenda, seconded by Jim Cole, 4 ayes and 0 nays, motion carried.

IV. Approval of Minutes
A. August 12, 2025
Motion: Max Morrison made a motion to approve the minutes, seconded by Evitte Parrish, 4 ayes and 0 nays, motion carried.

V. Financial Report
Secretary/Treasurer Jim Cole presented the attached financial report as of August 31, 2025.
Motion: Evitte Parrish made a motion to approve the financial report, seconded by Max Morrison, 4 ayes and 0 nays, motion carried.

VI. Executive Director's Report
Executive Director Stephanie Watkins mentioned that three new requests for information had been received since the last meeting. She stated that she met with two small businesses and has a meeting scheduled with another company tomorrow. Executive Watkins mentioned meetings, trainings, and workshops that she had attended, highlighting the Northwest Georgia Workforce Summit. She then made the Board aware of new signage needed at both industrial parks due to unauthorized vehicles parking in the gravel lot at the Northwest Georgia Business & Industrial Park and others trespassing at the Walker County Business Park to hunt, fish, and ride dirt bikes. The Board agreed that signage needs to be posted. A Board member also mentioned that a new sign was needed at the entrance of the Walker County Business Park for identification and location purposes. Executive Director Watkins stated that there were funds for that purpose, included in the FY 2026 Budget, that would be

discussed later in the meeting. She then mentioned that the 100-acre parcel in the Walker County Business Park off of Glass Road needed to be mowed, and with no objection from the Board, she would reach out to the haycutter for a second cut. The Board agreed to offer the haycutter the opportunity for a second cut.

VII. Presentations

A. South Rossville Village - Mr. Josh Mandell with Gateway Company made a presentation to the Development Authority Board for the renovation of the 60-unit multifamily housing South Rossville Senior Village located on McFarland Avenue in Rossville. He stated that the company is scheduled to close on the acquisition of the property next month, and with the Development Authority's authorization of the Inducement Resolution for tax-exempt bond financing, Gateway would make an application to the Georgia Department of Community Affairs for Housing Tax Credits.

There was some discussion about the City of Rossville's support of the project. Chairman Arnold shared with the Board Interim Mayor Jonathan Lassester's comment that if the Development Authority supported the project, he was in support as well. There was further discussion regarding the liability of Walker County and the Walker County Development Authority for the issuance of the bonds. It was stated and confirmed that neither Walker County nor the Walker County Development Authority would be liable for the repayment of the bond. Walker County Development Authority Attorney David Gottlieb then suggested a revision to the Inducement Resolution regarding the Development Authority's obligation to issue the bonds. Gateway and its legal counsel agreed to the revision.

VIII. Consideration to Authorize Inducement Resolution for South Rossville Village Project

Motion: Jim Cole made a motion to authorize the inducement resolution, seconded by Max Morrison, 4 ayes and 0 nays, motion carried.

IX. Approval of Bond Resolution for Pilgrim's Pride Corporation Project

Motion: Max Morrison made a motion to approve the bond resolution, seconded by County Commission Chair Angie Teems, 4 ayes and 0 nays, motion carried.

X. FY 2026 Proposed Budget

Executive Director Stephanie Watkins presented the Budget for FY 2026, stating that there was a slight increase in Salary Reimbursement due to the County Board of Commissioners' approval of a 3 percent cost-of-living adjustment. She mentioned an increase in the Professional Legal Fees line item since the Development Authority had hired its own legal counsel, an increase in the Technical Contractual Services to conduct a Housing Study for Walker County, and an increase in the Ed & Training line item to account for the continuing education requirement of two additional hours of training for Development Authority members. She stated that the Revenue and Expenditures for FY 2026 were approximately $2,286,614.00, making a balanced budget.

Motion: Evitte Parrish made a motion to approve the FY 2026 Proposed Budget, seconded by County Commission Chair Angie Teems, 4 ayes and 0 nays, motion carried.

XI. Adjournment

With no further business to come before the Board, the meeting was adjourned at 11:02 a.m.

James Cole

Secretary

Date

Minutes prepared by: Executive Director, Stephanie Watkins