



WALKER COUNTY DEVELOPMENT AUTHORITY

101 South Duke St.
P.O. Box 445
LaFayette, GA 30728
706-638-1437

Andy Arnold (Chair)
Max Morrison (Vice-Chair)
Jim Cole (Secretary/Treasurer)
Evitte Parrish

Mark Chandler
Shannon Whitfield
Stephanie Watkins (Executive Director)

Minutes of the Regular Meeting **February 14, 2023**

- I. Call to order at 10:01 a.m. by Andy Arnold**
Present: Chair Andy Arnold, Secretary/ Treasurer Jim Cole, Mark Chandler, Evitte Parrish, Shannon Whitfield, Executive Director Stephanie Watkins, and David Gottlieb Development Authority Attorney. Others present: see attached sign-in sheet.
- II. Invocation given by Shannon Whitfield**
- III. Approval of the Agenda**
Motion: Evitte Parrish made a motion to approve the agenda, seconded by Mark Chandler, 4 ayes and 0 nays, motion carried.
- IV. Approval of Minutes**
 - A. January 10, 2023 Meeting**
Motion: Mark Chandler made a motion to approve, seconded by Evitte Parrish, 4 ayes and 0 nays, motion carried.
- V. Financial Report**
Jim Cole presented the financial reports for January. He stated there had not been any significant expenditures thus far and that we have received PILOT payments resulting in the total account balance as of January 31, 2023 at \$1,277,044.51.
Motion: Shannon Whitfield made a motion to approve, seconded by Evitte Parrish, 4 ayes and 0 nays, motion carried.
- VI. Avigation Easement**
A motion to approve an Avigation Easement over, across and through a portion of the property owned by the Development Authority that is in close proximity to the Barwick-LaFayette Airport to allow free and unobstructed flight for aircraft landing upon, taking off from or maneuvering about the Airport was made by Evitte Parrish, seconded by Jim Cole, 4 ayes and 0 nays, motion carried.
- VII. Executive Director's Report**
Executive Director Stephanie Watkins stated that information has been added to our site selection database that includes recently updated data from the Georgia Broadband Center and Georgia Department of Community Affairs. This allows users to view critical data

points related to broadband and incentives and quickly and easily filter which properties are located within these incentive areas.

Mrs. Watkins stated that we received seven new requests for information; two for the Northwest Georgia Business & Industrial Park, three for the Walker County Business Park and a couple general inquiries regarding availability of property and potential local business incentives.

Executive Director Watkins stated that she and Board Member Evitte Parrish met with Shaw in Chickamauga and toured the facility learning more about the project the Development Authority assisted with.

Lastly, Mrs. Watkins mentioned the kickoff meeting regarding the Walker County Brownfields Program that was held on Tuesday, February 7th. She stated that the meeting was well attended and handed out brochures about the new program to attendees.

A copy of the Executive Director's Report is attached.

Before moving forward with any remaining agenda items, a guest in attendance addressed the Board with concern by her and surrounding property owners in regard to the future development of the Walker County Business Park, especially the newly purchased 103 acres off of Glass Road. Ms. Stacy White asked if the Board would consider selling a portion of the property to her in order to create a buffer between her property and any future developments. She also asked about the current zoning of the 103 acres and how the Board would address the zoning from Agriculture to Industrial. Executive Director Stephanie Watkins thanked Ms. White for attending the meeting and expressing the concerns. Mrs. Watkins stated that the Development Authority takes into consideration each proposal presented by companies looking to potentially locate in our community and that there were no contracts currently signed with any company. Mr. Shannon Whitfield spoke on the matter stating that his recommendation to the Board would be to hold on to the property currently owned by the Development Authority and address the potential to sell based on future development needs. He also stated that the County has a process for rezoning of property and that those meetings are open to the public. Chair Andy Arnold stated that he appreciated Ms. White attending the meeting and expressing her concern and the concerns of surrounding property owners as well. Chair Arnold stated that the Development Authority Board consists of members representing all parts of the County and that each proposal made by a prospective company is carefully considered including the impact it may have on surrounding properties.

VIII. Executive Session

A motion was made by Shannon Whitfield to enter into Executive Session to discuss Real Estate. The motion was seconded by Jim Cole, 4 ayes 0 nays, motion carried.

A motion was made by Shannon Whitfield to exit Executive Session and enter into Regular Meeting. The motion was seconded by Evitte Parrish, 4 ayes 0 nay, motion carried.

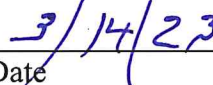
Following Executive Session in the Regular Meeting, no action was needed. Shannon Whitfield did provide an update on the McLemore Project and made the Board aware that

there will be a need for discussion of an intergovernmental agreement and easement for a new water line in the upcoming weeks.

IX. Adjournment

With no further business to come before the Board, the meeting was adjourned at 12:27 p.m.


Secretary


Date

Minutes prepared by: Executive Director, Stephanie Watkins