WALKER COUNTY
DEVELOPMENT AUTHORITY

101 South Duke St.
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LaFayette, GA 30728
706.924.0099

Minutes of the Regular Meeting
May 13, 2025

I. Call to order at 10:00 a.m. by Andy Arnold

Present: Chair Andy Arnold, Vice Chair Max Morrison via telephone, Secretary/Treasurer Jim Cole; Mark Chandler, Evitte Parrish, County Commission Chair Angie Teems, Executive Director Stephanie Watkins, and Development Authority Attorney David Gottlieb. Others present: see attached sign-in sheet.
Absent: None

II. Invocation given by Evitte Parrish

III. Approval of the Agenda

Motion: Evitte Parrish made a motion to approve the agenda, seconded by County Commission Chair Angie Teems, 5 ayes and 0 nays, motion carried.

IV. Approval of Minutes

A. April 8, 2025

Motion: Evitte Parrish made a motion to approve the minutes, seconded by County Commission Chair Angie Teems, 5 ayes and 0 nays, motion carried.

V. Financial Report

Secretary/Treasurer Jim Cole presented the attached financial reports as of March 31, 2025 and April 30, 2025.
Motion: Evitte Parrish made a motion to approve the financial reports, seconded by County Commission Chair Angie Teems, 5 ayes and 0 nays, motion carried.

VI. Executive Director's Report

Executive Director Stephanie Watkins stated that she received three new RFIs since the last meeting. She mentioned an existing industry visit with Hitachi Astemo as part of the GA-Japan Legislative Caucus visit. Executive Director Watkins then gave an update on the Planning Commission Meeting and Board of Commissioners Meeting regarding the rezone request of the property within the Walker County Business Park. She mentioned that Commissioner Brian Hart was in attendance today and asked if he had any questions for the Development Authority Board. With approval from Chairman Arnold, Commissioner Hart addressed the Board to request that the Development Authority require a 200ft buffer along the property line on Glass Road to help address the concerns of the nearby residents with noise and light pollution from any potential new developments on the site. The Board was in agreement that it would work with any potential company looking to locate on that site to create a 200ft buffer in addition to the 50ft buffer from the right-of-way of Glass Road. Following Commissioner Hart's request and the Board's response, Executive Director Watkins turned the Board's attention to the proposal she requested and received from Kimley-Horn to update the masterplan for the Walker County Business Park to engineer a road that would access the new 100-acre parcel in the Park. No action was taken on the proposal as the rezone of the property had been tabled until the next Commissioners meeting in June.

VII. Presentations

Executive Director Stephanie Watkins introduced Cole Vann of Georgia Source to present his proposal to purchase property within the Northwest Georgia Business Park. Mr. Vann then introduced Justin Joyner, VP of Logistics with Georgia Source who gave the presentation and plans for the potential trucking project within the Business & Industrial Park. Following Q&A about the project, Chairman Arnold thanked Mr. Vann, Mr. Joyner, and their team for attending the meeting and making the presentation.

Chairman Arnold invited Duane Horton with McLemore to give an update on the McLemore Resort project. Mr. Horton highlighted the overall investment to date including the construction of new homes, the hotel/conference center, and a new golf course. He mentioned that the total investment of $300 million exceeded initial projections, that 315 jobs have been created, and that $100,000 in sales tax has been generated for Walker County. He stated that McLemore had visitors from all 50 states and 26 countries. Chairman Arnold thanked Mr. Horton for the update and congratulated him on the continued success of the project.

VIII. Executive Session

Chairman Andy Arnold sought a motion to enter into Executive Session to discuss real estate and potential litigation.
Motion: County Commission Chair Angie Teems made a motion to enter into Executive Session, seconded by Evitte Parrish, 5 ayes and 0 nays, motion carried.

Motion: County Commission Chair Angie Teems made a motion to exit Executive Session and re-enter into the Regular Meeting, seconded by Evitte Parrish, 5 ayes and 0 nays, motion carried.

IX. Lease Agreement with Newport Hill, LLC (Labrie)

Motion: Evitte Parrish made a motion to authorize Executive Director Stephanie Watkins to execute the receipt of the exercise option to purchase and agreement to the assignment of the option to purchase to Enviroquip Parts, LLC, seconded by Mark Chander, 5 ayes and 0 nays, motion carried.

X. Authorization to Make Application to Request USDA Funding

Motion: Evitte Parrish made a motion to authorize Executive Director Stephanie Watkins to apply for the 100% grant funding from federal appropriations/USDA for a potential fire and first responders facility that would benefit all of Lookout Mountain, seconded by Jim Cole, 5 ayes and 0 nays, motion carried.

XI. Adjournment

With no further business to come before the Board, the meeting was adjourned at 12:08 p.m.

James Cole

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Secretary Date

Minutes prepared by: Executive Director, Stephanie Watkins