

HARRIS COUNTY DEVELOPMENT AUTHORITY

REGULAR SESSION

February 9, 2021

6:00 PM

Members Present: Craig Greenhaw, Harry Boyd, Chris Butzon, Alan Feagin, Becky Langston, Charles Sweat, Mark Smith, Mike Stewart. Staff Present: Nancy McMichael, Recording Secretary.

1. **CALL TO ORDER.** Chairman Greenhaw called the meeting to order.
2. **MINUTES.** The motion to approve the minutes of the January 12, 2021 Regular Session was made by Mr. Butzon, seconded by Mrs. Langston, and passed with five in favor (Butzon, Langston, Greenhaw, Boyd, Feagin, Sweat), no opposition, and one abstention (Stewart, who was not present during the January meeting).
3. **OLD BUSINESS**
 - A. **Phase I Environmental Site Assessment: 35 Acres in Northwest Harris Business Park.** Chairman Greenhaw said that the proposal from Harris Gray was approved during the January meeting and that the site assessment had been performed and is provided for review, and that it is a good report.
4. **NEW BUSINESS**
 - A. **Improvements to 35 Acre Site in Northwest Harris Business Park.** Discussion took place regarding the 35 acre site to include that the next step would be for geotech work; that the remainder of the 98 acre parcel, in which the 35 acre site is located, should have been included in the Phase I environmental site assessment; that there may be about 11 to 12 acres of wetland on the remaining 63 acres. Meghan Duke, Economic Development Director for West Point, said that a proposal had been obtained from Georgia Power regarding further improvement of the 35 acre site and that a private company was also contacted and their estimate was about \$500,000 less than that of Georgia Power. Discussion also included that DCA has OneGeorgia Grants available, basically for the asking; that to apply, a consultant would be needed as would three letters from adjacent communities in support of the grant; that the Phase I environmental assessment would be part of the grant application; and that the Board of Commissioners would need to be on board since the County would have to come up with the balance of funds needed for the improvements, which could be close to \$700,000. Following discussion, Ms. Duke was asked to arrange for a meeting with DCA for up to four Authority members, and Chairman Greenhaw said that he would mention the plans to the County's legislative delegates.
 - B. **TNT: First Amendments to Project Agreement & Lease Agreement.** Chairman Greenhaw said that the current project agreement and lease agreement with TNT Steel Structures expired June 30, 2020; and that TNT still wants to build in the Hamilton Business Park. Mrs. McMichael said that the owner of TNT would like to extend the two agreement from June 30, 2020 for another three years and that the County Attorney prepared the appropriate documents. The motion to approve the First Amendment to the Project Agreement and the First Amendment to the Lease Agreement was made by Mr. Boyd, seconded by Mr. Feagin, and passed unanimously. [Documents can be found in "Contracts & Agreements" file as DA C&A #21-02 (Project) and DA C&A #21-03 (Lease).]
 - C. **Development Authority Properties.** Chairman Greenhaw said that a listing of the Development Authority property had been prepared; that most of the property is actually Callaway property that is a collateral in connection with the bonds issued in connection with the Lodge and Spa (for which Callaway pays the County annually and the County pays the bond); that the

majority of the five properties in the Northwest Harris Business Park are either under tax abatement or were under negotiation, since they were deeded to the Authority by the Board of Commissioners; and that the two properties in the Hamilton Business Park are the same. Discussion included that although the Authority's name is on Callaway property, the Authority cannot use, sell, lease, transfer, deed, or otherwise enter any agreement regarding the property, except with Callaway Gardens. In response to a question, Mrs. McMichael said that she would try to get a map showing all the properties.

5. **OTHER**

- A. **Development Authority Basic Training.** Mrs. McMichael was requested to register Chairman Greenhaw, Mrs. Langston, Mr. Butzon and Mr. Boyd for the February 25 basic training at a cost of \$250 per person. There is no advanced training available at this time.
- B. **Development Authority Website.** In addition to the request that the membership of the Authority be updated on the County's website that a notation be made as to who should be contacted regarding property in the Northwest Harris Business Park.

6. **ADJOURNMENT.** There being no further business to discuss, Chairman Greenhaw adjourned the meeting.

Prepared by:

Craig Greenhaw, Chairman

Nancy McMichael, Recording Secretary