

**HARRIS COUNTY DEVELOPMENT AUTHORITY  
REGULAR SESSION**

January 8, 2019

6:00 PM

Members Present: Craig Greenhaw, Alan Feagin, Harry Lange, Mark Smith, Charles Sweat. Members Absent: Harry Boyd and two vacant positions. 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 November 13, 2018 Regular Session, the September 19, 2018 Called Session, and the November 5, 2018 Called Session was made by Mr. Smith, seconded by Mr. Feagin, and passed unanimously. (There was no meeting in December).
3. **NEW BUSINESS**
  - A. **Authority Funds.** Discussion included that while there is slightly over \$100,000 in the Authority's checking account, approximately \$38,000 is obligated.
  - B. **Development Authority Training.** Mrs. McMichael said that she had received information regarding Development Authority training on January 30 in Columbus and that she understood that the training will meet the requirement for basic training. Mr. Sweat and Mr. Greenhaw indicated they would attend, and Mr. Feagin indicated there was a possibility that he could attend. Mrs. McMichael is to email all Authority members to provide more details.
  - C. **Northwest Harris Business Park.** Discussion included that parcel 4, consisting of 35 acres, is scheduled to undergo clearing and grubbing as soon as the survey and permitting are complete; that the 35 acres may need to be adjusted slightly due to Ted Graham, owner of property on which Xpress Materials was located, may have sold some of the acreage, but there is no bill of sale and John Taylor, County Attorney, is looking into same; that the clearing and grubbing will be done by County personnel, but if the acreage was much larger, the work would have to be done by an outside firm; that a second road will be going out to Davidson Road; that the stream relocation for Daesol is underway but has been slowed due to the weather, but once completed, Daesol will move forward with the construction of their building; that two good-sized businesses are considering locating in the business park; that utilities (water, sewer, gas, fiber) are in place up to where Xpress Materials was located; and that a new sign will be installed at the existing Davidson Road entrance for which the bid specs are being prepared.
  - D. **Hamilton Business Park.** Discussion included that the property on which Hart Steel is located is the last the County will clear and grub because the land is relatively cheap at \$5,000 an acre; and that infrastructure is in place for the businesses located therein.
  - E. **Economic Development Policy.** Discussion included that while the economic development policy was approved by both the Development Authority and the Board of Commissioners, the "players" in the implementation have to be determined; that with the Chamber currently searching for a new CEO, the role the Chamber will play is not clear; that Meghan Duke, with West Point, is actively working on the Northwest Harris Business Park and has contacts with the Georgia Economic Developers Association.
  - F. **Broadband.** Discussion included that broadband is needed throughout the County; that the County needs to be ready to move forward; that there is one million dollars in the new SPLOST earmarked for broadband; that the County's terrain has a lot to do with the lack of broadband; that Georgia Power and AT&T are working on a system using existing lines and will be faster and

cheaper than existing broadband; and that Broadband will be part of the Comprehensive Plan currently being updated.

- G. **Georgia Power Events**. John Asbell, with Georgia Power, was in attendance and said that Georgia Power is holding a housing solution seminar in March and that Georgia Power has an economic development website, called Georgia Power Select Georgia, that has a lot of economic data and may be of interest to the Authority.
  - H. **Break-Even Analysis**. Chairman Greenhaw said that a break-even analysis has been done by Jim Lovett that indicates in order to the county to break even in taxes, homes must be between \$250,000 and \$290,000, but the average home is \$200,000 or less. He said he will share the analysis with the Authority members.
4. **ADJOURNMENT**. There being no further business to discuss, the motion to adjourn was made by Mr. Smith, seconded by Mr. Feagin, and passed unanimously.

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Craig Greenhaw, Chairman

Prepared by:

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Nancy McMichael, Recording Secretary