

HARRIS COUNTY DEVELOPMENT AUTHORITY
CALLED SESSION
September 14, 2022
6:00 p.m.

Members Present: Craig Greenhaw, Chris Butzon, Becky Langston, Mark Smith, Mike Stewart, Charles Sweat, Harry Boyd. Members Absent: Tommy Wright. Staff Present: Andrea Dzioba, Recording Secretary. Also present: J. Scott Harris of Harris Gray, LLC.

1. **CALL TO ORDER**. Chairman Greenhaw called the meeting to order.

2. **NEW BUSINESS**

A. **Bid Award: NWHBP 35 Acre Site (Parcel A)**. Chairman Greenhaw provided an introduction to the agenda item and reviewed the process for the project. J. Scott Harris, Harris Gray, LLC, reviewed the items that were taken out of the original bid in order to arrive at the negotiated amount of \$2,175,009.75. Removed from the original bid was the 2" wearing surface and striping and some of the water and gas items that will be completed by West Point. The project came in at \$225,118.75 over the original estimated budgeted amount without a contingency. Chairman Greenhaw recommends awarding the negotiated bid and also recommended a 10% contingency amount. Discussion was held also about whether they might be able to utilize some of the funds budgeted for the economic development position and delay the hiring.

The motion to recommend awarding the negotiated bid amount of \$2,175,009.75 to Evergreen Siteworks, LLC to be funded from the budgeted amount of \$1,785,000.00 + \$164,891.00 from West Point + \$225,118.75 from SPLOST-2019 for a total project amount of \$2,175,009.75 was made by Mr. Stewart, seconded by Mr. Smith, and passed unanimously.

The motion to recommend a contingency amount of \$217,500.00 for the project to be funded from the reserve, a max of \$60,000.00 from the amount budgeted for the economic development position, and/or ARP funds (or a combination) was made by Mr. Smith, seconded by Mr. Stewart, and passed unanimously.

B. **Discussion: Economic Development Position**. Chairman Greenhaw advised that the agreement with Harris County would provide the Development Authority with some additional options. Discussion was held about the agreement providing the benefit of utilizing the County while the Development Authority would still have management over the position; the position not falling under the personnel policies and the pros and cons of that provision; that the Development Authority would be able to use the County's infrastructure that already exists; that the individual would need to be a self-starter; that the Development Authority would need to have ways to benchmark items that could actually be accomplished; that the individual could keep a log of activities; that there should be a monthly report/update from that individual to the Development Authority; and that this position and the Harris County Chamber of Commerce will work closely together. It was requested that this position be an item discussed at the next quarterly work session which should be held prior to the end of the year.

3. **ADJOURNMENT**. The motion to adjourn was made by Chairman Greenhaw, seconded by Mrs. Langston, and passed unanimously.

Prepared by:

Craig Greenhaw, Chairman

Andrea R. Dzioba, Recording Secretary