

**HARRIS COUNTY DEVELOPMENT AUTHORITY
REGULAR SESSION**

February 13, 2024
6:00 p.m.

Members Present: Craig Greenhaw, Rob Grant, Chris Butzon, Charles Sweat, Mark Smith, Tommy Wright, Meghan Guenther. Members Absent: Harry Boyd. Staff Present: Andrea Dzioba, Recording Secretary.

1. **CALL TO ORDER**. Chairman Greenhaw called the meeting to order.
2. **MINUTES**. The motion to approve the minutes of the January 9, 2024 Regular Session was made by Mr. Wright, seconded by Mr. Butzon, and passed unanimously.
3. **OLD BUSINESS**
 - A. **Economic Development Position**. Chairman Greenhaw stated that Andrea Dzioba provided a draft of a job description along with examples from other counties and positions that currently have job advertisements that are active. He said that he would like to get a consensus this evening so that we can get the job out there and see what interest might be generated. Andrea Dzioba advised that there is more information included than omitted and that edits will be made based upon their input. There was a consensus to call the position an “Economic Development Director.” Based upon discussion of the materials presented and additional information that will be provided by members, Andrea Dzioba will provide another draft to be considered at the next meeting of the Development Authority. The members advised that the applications can be first reviewed by Ms. Dzioba and she will provide candidate information to the Authority members for their consideration.
 - B. **Northwest Harris Business Park Future Projects**. Chairman Greenhaw discussed the remaining parcels in the Northwest Harris Business Park and that the 25-acre parcel would make the most sense to develop next. The next steps would be pulling together a budget for layout, design, permitting, a Phase 1, and have borings/rock analysis profile completed. He suggested that they go through the same steps again for the next parcel. Chairman Greenhaw believes that they would have support from the Board of Commissioners and that they need to continue to look at what grants might be available to assist with the costs. Chairman Rob Grant suggested that a road not be extended to Davidson Road due to Davidson being too narrow and parts of Davidson Road are in Troup County. Chairman Greenhaw said that he has been continuing to look at long-range possibilities and other areas in the County that might be appropriate for commercial development. Chairman Greenhaw will work at pulling together some costs and compiling a budget at what it would cost. Discussion also included the topography of other parcels and the unused concrete product at Northwest Harris Business Park.
4. **NEW BUSINESS**
 - A. **Inducement Resolution - EDGE**. Andrea Dzioba advised that as part of the grant application for Daesol Allen Smith Consulting needs this Inducement Resolution and has been requested. Chairman Greenhaw advised that it ratifies the agreement that is in place with the State and that ours in three phases and the State only shows two phases. Mr. Smith had some concerns about language in the resolution about “financing” and wanted some clarification. County Attorney Russell Britt was contacted via telephone and stated that it is related to the bonds/incentives and the grant through the State. He stated that the language does not bind the Development Authority to any particular terms. The motion to approve the Inducement Resolution - EDGE was made by Mr. Wright, seconded by Mr. Sweat, and passed unanimously.
5. **ADJOURNMENT**. The meeting was adjourned at 6:50 p.m.

Craig Greenhaw, Chairman

Prepared by:

Andrea R. Dzioba, Recording Secretary