

**Minutes of Development Authority of McDuffie County and the City of Thomson
Board Meeting
December 1, 2016 - Minutes**

Members in Attendance: Riley Stamey; Chairman, Lem Brooks; Bobby Hildreth; Bud Lunceford; and Paul McCorkle. Also attending; Matt Forshee, Georgia Power, Matt Morris, Executive Director; Belinda Campbell, Recording Secretary.

Welcome and Call to Order: A meeting of the Development Authority was held at the Forward McDuffie office in Thomson, GA on December 1, 2016. The meeting convened at 8:30a.m., Riley Stamey presiding. Mr. Stamey welcomed everyone and declared a quorum.

Review and Approval of July, 2016 Meeting Minutes: Motion to accept minutes as written and presented was made by Mr. Lunsford, and Mr. Brooks seconded the motion. Carried unanimously.

Review and Approval of July, 2016 Financial Report: Mr. Stamey asked Mr. Morris for any comments regarding the financials. Mr. Morris stated all receivables are up to date, (revolving loan and rent), no notable changes. HP Pelzer has vacated the Thomson Company building and that portion is now leased to Amcor. Motion to accept financials as presented was made by Mr. Brooks and seconded by Mr. Hildreth. Approved unanimously.

Old Business:

- 1) Augusta Coating loan has closed and the first two payments have been received as scheduled. They are looking to purchase new equipment and begin the hiring process for additional jobs in the beginning of 2017.

New Business:

- 1) 2017 Proposed Budget

Under Revenue, there is a minor change regarding where items will be seen on future financials. The Revolving Loan fund notes interest and notes principal will be listed under other income to show true operating costs. The rent income shown is the amount contractually obligated over the next twelve months, and the true revenue estimate for next year is \$ 132,771.

Under expenditures there are increases in the following categories:

- a. Dues and Subscriptions for the contribution to Fort Gordon Alliance.
- b. Industrial Site Development - Things needed at the Mt. Pleasant Site that will require spending some engineering money to speed up development.
- c. Maintenance Line item remains the same as budgeted last year, but there will be more expenditures for curb repair, signs and general maintenance.
- d. Professional Education has been increased to allow Mr. Morris to attend conferences and seminars as needed.
- e. Prospect Development – Small increase for out of area travel to meet with consultants and people who can bring projects to Thomson/McDuffie County.

Mr. Stamey suggested to show a zero based budget the excess could be shifted to Industrial Site Maintenance, Site Maintenance and Prospect Development. Mr. Brooks made a motion to accept the budget as presented and to give Mr. Morris the flexibility to split the excess of \$ 17,549 between the three line items discussed. It was seconded by Mr. McCorkle. Approved unanimously.

Other Business:

A tentative prospect based out of Atlanta has expressed interest in the Badcock building. Mr. Morris will schedule a meeting with the prospect and a listing agent in the near future.

As a matter of information, Mr. Morris is doing some GIS work for the County since he has a background in this field and the County has a license.

All business being concluded, the meeting was adjourned at 9:30 am.

Respectfully submitted,

Belinda Campbell, Recording Secretary