

THOMASTON-UPSON COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY  
MINUTES OF THE FEBRUARY 22, 2021 BOARD MEETING  
CITY/COUNTY MEETING ROOM

BOARD MEMBERS PRESENT

Norman Allen  
J. D. Stallings  
Chase Fallin  
Matt Smith  
Lonnie Joyce

OTHERS PRESENT

Kyle Fletcher, Executive Director  
Johnnie Caldwell, Attorney  
Susan Hill, IDA Assistant

GUESTS

Dave Piper, WTGA  
Hugh Thompson  
Mark Andrews, Southern Crescent  
Doug Head, City Council Member

CALL TO ORDER

Meeting was called to order at 4:00 PM. By Chase Fallin, Vice-Chair

APPROVAL OF MINUTES

A **MOTION** was made by Mr. Stallings seconded by Mr. Joyce and approved to accept the January 2021 board minutes.

APPROVAL OF FINANCIAL REPORT

A **MOTION** was made by Mr. Stallings, seconded by Mr. Smith, and approved to accept the January 2021 financial reports.

BUSINESS

1. Directors Report

The IDA closed on ten acres in the Thomaston-Upson County Industrial Park with KJK Holdings which is the parent company for Meriwether Ready Mix Concrete Company. The cost per acre was \$5,000 and we are excited to have a concrete company back in our community.

THOMASTON-UPSON COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY  
MINUTES OF THE FEBRUARY 22, 2021 BOARD MEETING  
CITY/COUNTY MEETING ROOM

Page 2

Solutions Pest and Lawn didn't meet the Year 4 requirement of: a total of 65 FTE's and a capital investment of \$250,000, therefore they will not receive the \$50,000 incentive from the IDA.

Mrs. Fletcher met with Ricardo Dias (owner of United Teleports) and his team/consultant about fiber to their site. Windstream had two representatives and Doug Head was there as well. Windstream better understands their needs and is taking the narrative to their supervisor. It was an informative, productive meeting.

2. Farm Lease Agreement

A **MOTION** was made by Mr. Allen, seconded by Mr. Stallings and approved for the executive director to enter into a lease agreement with High Thompson with a start date of March 1, 2021 and expires on October 1, 2022 in the amount of \$1,200.00

3. Erosion around Sewer Line in Central GA Business Park

Mr. Thompson made the board aware of some erosion issues at the park and IDA Board Vice Chairman Chase Fallin went to the site to investigate. Fallin stated there are several erosion areas (due to storm water drainage) that need to be fixed immediately to prevent more erosion. Chairman Allen said the county would donate the dirt for fill in and Lonnie Joyce stated the city would spread and compact the dirt since they city owns the sewer easement in the park.

4. Update on Grella Partnership Strategies Meeting

Mr. Allen updated the board on the Grella Partnership Strategies (GPS) meeting that took place on Feb. 17<sup>th</sup>. The topics at that meeting included assets, incentive policy, large scale data centers, marketing, being prepared and social media presence for the IDA. Mr. Allen suggested that it was time for the IDA to put some skin in the game. Mr. Allen recommended the IDA pay one month of GPS fee of \$7,500.00 (40 hours available) for Grella's assistance in helping the IDA social media present and website updates. No action was taken by the board to pay GPS for their services.

5. Revised Personnel Policy and Procedures

A **MOTION** was made by Mr. Stallings, seconded by Mr. Allen and approved to make revisions to the personnel policies which included simplifying policies to reflect FMLA guidelines.

THOMASTON-UPSON COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY  
MINUTES OF THE FEBRUARY 22, 2021 BOARD MEETING  
CITY/COUNTY MEETING ROOM

Page 3

6. Brownfield's Consulting Firm

A **MOTION** was made by Mr. Stalling, seconded by Mr. Joyce and approved to engage the services of Cardno Consulting Services as the brownfield consultant firm for the IDA. Cardno will identify sites and complete the application with us, there will be no cost to the IDA. The expense of engineering studies funded activities include: Brownfields Inventory, Phase I Environmental Assessments, petroleum sites, gas stations & tank removals, hazardous substances sites/hazardous materials sites, Phase II environmental assessments. Two firms (Terracon and Cardno) responded to the Brownfield RFQ posted by the IDA. The coalition grant is in the amount of \$600,000.

7. Project Echo

A **MOTION** was made by Mr. Joyce, seconded by Mr. Allen and approved to offer Project Echo \$50,000.00 in incentive moneys based on performance and capital improvement.

The project will bring:

4 manager level jobs (\$55,000),  
50-55 additional employees (full time and part time)  
\$3.5 million investment.

The company is still in the due diligence phase. The details will be worked out at a later date.

OTHER BUSINESS

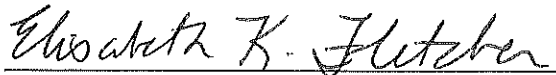
Mr. Allen discussed the need for workforce housing within the city limits. He encouraged board members to reach out to developers and ask them to consider developments in Thomaston.

Next Meeting Date, March 22, 2021

ADJOURNMENT:

The meeting was adjourned at 4:50 P.M.

Respectfully submitted,



Elisabeth K. Fletcher