

MINUTES FOR THE RECORD

Development Authority of Pike County
8:00 a.m.

Regular Monthly Meeting
December 6, 2023

The Development Authority of Pike County held its regular monthly meeting on November 1, 2023 at 8:00 a.m. at the Pike County Chamber of Commerce office. Kel Brannon convened the meeting and board members: John Barker, John Edwards, Stewart Esary, Kel Brannon, David Nix, Sonny Gwyn, Joe Walter, Briar Johnson and Kyle Fletcher were present.

1. CALL TO ORDER.....Chairman Brannon at 8:00 a.m.
2. APPROVAL OF AGENDA
 - a. Motion/second by members Gwyn/Edwards to approve agenda, motion carried 7-0
3. INVITED GUESTS
Mark Whitley (Whitley Engineering)
Joshua Stewart, Metal Fabricators (Prospect)
4. APPROVAL OF THE MINUTES
 - a. Approval of the October 4, 2023 and November 1, 2023 minutes
Motion/second by members Gwyn/Edwards to approve minutes, motion carried 7-0
5. APPROVAL OF FINANCIALS
 - a. A motion/second by Gwyn/Edwards to approve the September financials; motion carried 7-0
6. OLD BUSINESS
 - a. Motion/Second to pay Seyfarth Shaw \$13,788 for work completed May through September 2023
7. NEW BUSINESS
 - a. Mark Whitley presented a plan to provide engineering work on the Pike Business Park. The work and proposed cost are:
Phases I, II, and III – \$14,700
Phase IV – Provided after Phase I, II, III are complete and with direction from the IDA
Phase V – Provided after Phase I, II, III are complete and with direction from the IDA
Phase VI – Recommendations provided to the IDA through this process.

Motion/second by Barker/Edwards to hire Whitley Engineering to complete Phases I- VI in the Pike Business Park, not to exceed \$15,000. Motion passed unanimously.
 - b. Joshua Stewart informed the board that his company would like to relocate from Atlanta to the Pike Business Park. Metal Fabricators annual sales are roughly \$3,000,000 and they have 20 employees. The owner lives in Pike

County. He is considering the corner lot or the lots adjacent to it (for ease of truck access).

8. ADJOURN

Motion/second by Gwyn/Nix to adjourn at 9 a.m., motion carried 7-0.



Kel Brannon, Chairman



Kyle Fletcher, Executive Director

MINUTES FOR THE RECORD

Development Authority of Pike County

December 20, 2023

Special "Called Meeting"

The Development Authority of Pike County held a "Called Meeting" at the Pike County Chamber of Commerce office on Wednesday, December 20th at 2 p.m.. Kel Brannon convened the meeting (via Teams Meeting app) and board members: John Barker, John Edwards, Sonny Gwyn and Dee McLeRoy were present and Joe Walter, Kel Brannon and David Nix participated virtually. Kyle Fletcher was also present.

1. CALL TO ORDER.....Chairman Brannon at 2:00 p.m.
2. APPROVAL OF AGENDA
 - a. Motion/second by members Gwyn/McLeRoy to approve agenda, motion carried 7-0
3. Thomaston Milk Company would like to purchase Parcel 068-219 (3.28 acres) in the Pike Business Park for \$49,200 . Motion/second by Gwyn/Barker to "approve sell to Thomaston Milk Company parcel 068-219 in the Pike Business Park for \$49,200 (plus closing costs)". The motion passed 7-0
4. ADJOURN
 - A motion/second was made by Gwyn/McLeRoy to adjourn the meeting at 2:13 p.m.



MINUTES FOR THE RECORD

Development Authority of Pike County
8:00 a.m.

Regular Monthly Meeting
February 7, 2024

The Development Authority of Pike County held its monthly meeting at the Pike County Chamber of Commerce office on Wednesday, February 7, 2024 at 8:00 a.m.. Kel Brannon convened the meeting and board members: John Barker, John Edwards, Dee McLeRoy, Joe Walter, David Nix, Bryan Oglesby, Briar Johnson, and Stewart Esary were in attendance. Kyle Fletcher was also present.

1. CALL TO ORDER.....Chairman Brannon at 8:00 a.m.
2. APPROVAL OF AGENDA
 - a. Motion/second by members Walter/Oglesby to approve agenda, motion carried 7-0
3. INVITED GUESTS
Mark Whitley, Whitley Engineering
Christopher Mallory, Whitley Engineering
Brandon Rogers, County Manager
4. APPROVAL OF THE MINUTES
 - a. Approval of the December 6, 2023 regular monthly meeting and “called meeting” on December 20, 2023 minutes
Motion/second by members Barker/Walter to approve minutes, motion carried 7-0
5. APPROVAL OF FINANCIALS
 - a. A motion/second by Barker/Nix to approve the November 2023 and December 2023 financials; motion carried 7-0
6. OLD BUSINESS
 - a. Brandon Rogers, Pike County Manager, informed the board that a small committee (to include Sheriff Thomas, Commissioner Proctor, Kyle Fletcher and any other DAPC member that would like to be included) has been formed to brainstorm on the recently purchasaed 238 acres purchased by Pike County BOC.
 - b. Chairman Brannon informed the board that Joshua Stewart, Metal Fabricators, would like to purchase L13 in the Pike Business Park. A motion was made/seconded by Oglesby/McLeroy to sale L13 (3.2 acres) to Joshua Stewart for \$45,300.
7. NEW BUSINESS
 - a. Discussion on Lot 10 in the Pike Business Park (for Martin and Company) was tabled.
 - b. Election of DAPC Officers for 2024
A motion/second by Barker/Nix to keep the DAPC Board the same. The vote was unanimous:
Chairman.....Kel Brannon
Vice Chair.....Bryan Oglesby
Secretary.....Kyle Fletcher
Treasurer.....Steward Esary
8. Additional Comments
 - a. The issue of speed bumps in the Pike Business Park as well as cutting back the right-of-way at the sharp curve in the park was mentioned by Chairman Brannon.

9. EXECUTIVE SESSION

A motion/second by Edwards/Oglesby to go into Executive Session for real estate. The motion passed 7-0.

A motion was made/seconded by Oglesby/McLeRoy to exit Executive Session. The motion passed 7-0.

Chairman Brannon announced "no action was taken in Executive Session".

10. ADJOURN

Motion/second by Edwards/Oglesby to adjourn at 9:35 a.m., motion carried 7-0.



Kel Brannon, Chairman



Kyle Fletcher, Executive Director

MINUTES FOR THE RECORD

Development Authority of Pike County
8:00 a.m.

Regular Monthly Meeting
March 13, 2024

The Development Authority of Pike County held its monthly meeting at the Pike County Chamber of Commerce office on Wednesday, March 13th at 8:00 a.m.. Kel Brannon convened the meeting and board members: John Barker, Dee McLeRoy, Joe Walter, David Nix, Briar Johnson, Shane Williamson. Sonny Gwyn. Dee McLeRoy, and Stewart Esary were in attendance. Kyle Fletcher was also present.

1. CALL TO ORDER.....Chairman Brannon at 8:00 a.m.
2. APPROVAL OF AGENDA
 - a. Motion/second by members Gwyn/McLeRoy to approve agenda, motion carried 8-0
3. INVITED GUESTS
Jack Martin (Martin and Company)
4. APPROVAL OF THE MINUTES
 - a. Approval of the February 2024 minutes
Motion/second by members Barker/Gwyn to approve minutes, motion carried 8-0
5. APPROVAL OF FINANCIALS
 - a. A motion/second by McLeRoy/Gwyn to approve the January 2024 and February 2024 minutes. The motion carried 8-0.
6. OLD BUSINESS
 - a. Director Fletcher informed the board that the tree harvesting initiative has been put on hold since land is selling so quickly and some prospective tenants don't want the timber removed.
 - b. Director Fletcher has been working with Mr. Gwyn on signage in the park. The current signage is out of date and there is not enough room to add additional tenants to the sign. Mr. Gwyn and Mrs. Fletcher will work with sign maker to come up with conceptals that the board can vote on.
 - c. Director Fletcher informed the board that Lot 13 in the PBP is owned by Southern Ready Mix and we will need to find an alternate lot for Metal Fabricators. Fletcher has been communicating with Joshua Stephens regarding the issue.
 - d. Chairman Brannon presented a preliminary site plan for Thomaston Milk Company. More specifics will be coming soon.

7. NEW BUSINESS

a. A motion by Barker/Gwyn to sell Lot 10 in the Pike Business Park for \$195,900. The formula was based on \$15,000 per acre (For 10 acres) and \$7,500 (for remaining 6 acres). Martin and Company will be responsible for getting infrastructure to the site. The motion passed unanimously.

8. Additional Comments

Chairman Brannon stated that Treadway Controls may have found another site (Cox Land/Timber) so Director Fletcher will follow up to see if they still plan to build in the PBP.

9. ADJOURN

Motion/second by McLeRoy/Nix to adjourn at 8:53 a.m., motion carried 8-0.

for Brannon, Vice Chair

Kel Brannon, Chairman

Kyle Fletcher

Kyle Fletcher, Executive Director

MINUTES FOR THE RECORD

Development Authority of Pike County
8:00 a.m.

Regular Monthly Meeting
April 3, 2024

The Development Authority of Pike County held its monthly meeting at the Pike County Chamber of Commerce office on Wednesday, April 3th at 8:00 a.m.. Kel Brannon convened the meeting and board members: Dee McLeRoy, Joe Walter, David Nix, Briar Johnson, John Edwards. Sonny Gwyn and were in attendance. Kyle Fletcher was also present.

1. CALL TO ORDER.....Chairman Brannon at 8:00 a.m.
2. APPROVAL OF AGENDA
 - a. Motion/second by members Edwards/Gwyn to approve agenda, motion carried 7-0
3. INVITED GUESTS
None
4. APPROVAL OF THE MINUTES
 - a. Approval of the March 2024 minutes
Motion/second by members Gwyn/Edwards to approve minutes, motion carried 7-0
5. APPROVAL OF FINANCIALS
March financials were not available for this meeting.
6. OLD BUSINESS
 - a. Director Fletcher informed the board that the closing with AAG took place on March 15th and the DAPC received \$168,000 for Lot 9.
 - a. Mr. Gwyn gave an update on signage in the park. The current signage is out of date and there is not enough room to add additional tenants to the sign. Mr. Gwyn suggested die cast signage near the current sign site (and an additional sign on the right for industries that are located on north Parkway Drive. The costs is estimated to be roughly \$7500 (posts and signs)
 - b. Director Fletcher informed the board that Falcon was chosen for the Master Plan on County Farm Road.

7. NEW BUSINESS

- a. Chairman Brannon shared an email with the board from McNair X in regards to the water/sewer line being bored and run under the road to get it to their property line. After discussing the issue, a motion/second was made by McLeRoy/Nix for the DAPC to do what was done for other businesses in the park. The motion passed 6-1. Director Fletcher was asked to find out if Southside Steel and Atha paid for their lines to be put in or if the DAPC paid for that project.
- c. The board reviewed conceptals for Thomaston Milk Company. A motion/second by McLeRoy/Nix to approve conceptual and get finalized plans from civil engineer to address turn radius, etc.

8. Additional Comments

BOC Chairman Johnson reported that Rep. Beth Camp approached him about a representative from Pike County serving on the newly created Griffin Airport Regional Committee. The Authority will include voting members from Pike, Lamar, Butts and Monroe and there would be no financial or debt obligation. Chairman Johnson asked if Kyle Fletcher could be the Pike County representative.

9. ADJOURN

Motion/second by Gwyn/Johnson to adjourn at 8:53 a.m., motion carried 7-0.



Kel Brannon, Chairman



Kyle Fletcher, Executive Director

DAPC Email Vote
Thomaston Milk Company Revised Site Plan
5/4/24

An email vote took place on 5/4 to approve the revised site plan for Thomaston Milk Company (see attached).

The motion was made by Kel Brannon, seconded by Sonny Gwyn. Those in favor include: Bryan Oglesby, John Barker, Briar Johnson, John Edwards.

The original motion made at the April board meeting stated: "The board reviewed conceptals for Milk Company. A motion/second by McLeRoy/Nix to approve conceptual and get finalized plans from civil engineer to address turn radius." That document is attached to these minutes.



MINUTES FOR THE RECORD

Development Authority of Pike County
8:00 a.m.

Regular Monthly Meeting
June 5, 2024

The Development Authority of Pike County held its regular monthly meeting on June 5, 2024 at 8:00 a.m. at the Pike County Chamber of Commerce office. Kel Brannon convened the meeting and board members Bryan Oglesby, John Barker, David Nix, Stewart Esary, Sonny Gwyn, Joe Walter, Shane Williamson and Kyle Fletcher were present.

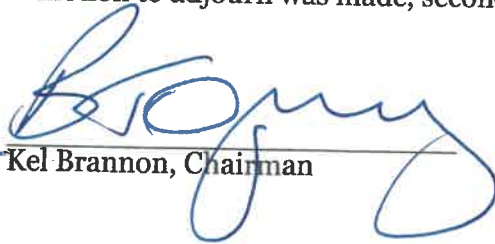
1. CALL TO ORDER.....Chairman Brannon at 8:00 a.m.
2. APPROVAL OF AGENDA
 - a. A motion/second by Barker/Gwyn to approve the agenda. Vote was unanimous approved
3. INVITED GUESTS

Jack Martin, Martin and Company
Ron Byrd, AAG
Mark Whitley, Whitley Engineering
4. APPROVAL OF THE MINUTES
 - a. A motion/second by Oglesby/Gwyn to approve the April 2024 minutes. Vote was unanimous.
 - b. A motion/second by Gwyn/Barker to approve Thomaston Milk Company's plan. The vote was unanimous.
5. APPROVAL OF FINANCIALS

The approval of the March, April and May financials was approved unanimously
6. OLD BUSINESS
 - a. Chairman Brannon stated that Treadway Controls has purchased an existing building (Cox Timber) and they indicated an interest in selling Lot 3 in the Pike Business Park. Director Fletcher will attend closing in late July and reach out to Metal Fabricators about the parcel.
7. NEW BUSINESS
 - a. Jack Martin presented his site plan to the board. The board questioned the exterior of the proposed building (facing the road) and informed MR. Martin that he must adhere to the park covenants by adding rock, brick or other materials to the facility (see ordinances, Section 3, page 17 under "building design". Mr. Martin informed the board he will comply with the covenants.
 - b. Ron Byrd, AAG, presented his site plan to the board and answered questions. He has already purchased the lot, he attended the meeting for site approval. A motion/second by Barker/Oglesby to approve the site plan. Motion was approved.
 - c. Mark Whitley presented the board with an RFQ as he proposed being the "Development Authority Engineer". The board asked him to create an agreement outlining services.

8. ADJOURN

A motion to adjourn was made, seconded and unanimously approved.

For 

Kel Brannon, Chairman

Kyle Fletcher, Executive Director

MINUTES FOR THE RECORD

Development Authority of Pike County
8:00 a.m.

Regular Monthly Meeting
August 7, 2024

The Development Authority of Pike County held its regular monthly meeting on August 7, 2024 at 8:00 a.m. at the Pike County Chamber of Commerce office. Kel Brannon convened the meeting and board members Bryan Oglesby, John Barker, John Edwards, Stewart Esary, Sonny Gwyn, Joe Walter, Shane Williamson and Kyle Fletcher were present.

1. CALL TO ORDER.....Chairman Brannon at 8:00 a.m.
2. APPROVAL OF AGENDA
 - a. Motion/second by members Gwyn/Edwards to approve agenda, motion carried 8-0
3. INVITED GUESTS
Mark Whitley, Whitley Engineering
4. APPROVAL OF THE MINUTES
 - a. The approval of the June 2024 minutes is tabled until our September 2024 meeting
5. APPROVAL OF FINANCIALS
 - a. A motion/second by Gwyn/Walter May and June financials; motion carried 8-0
6. OLD BUSINESS
 - a. Director Fletcher informed the board that two closings occurred in July: Martin and Company closed on Lot 10 in the Pike Business Park for \$195,900 and Metal Fabricators closed on Lot 3 on July 31st for \$52,800.
 - b. Mark Whitley presented an proposed agreement for Professional Services (Whitley Engineering) with the Development Authority of Pike County. A motion was made by Barker/Walter to approve agreement. The motion passed unanimously.
7. NEW BUSINESS
 - a. County Farm Road Property presentation
Director Fletcher reported that the Master Plan Committee has revised their plans due to wetland interference. They hope to have a conceptual in the next few months. Director Fletcher and County Manager Brandon Rogers were tasked with creating an IGA that will suit both parties (without attorney input).
8. ADJOURN
Motion/second by to adjourn at 9 a.m., motion carried 8-0.

Fo 
Kel Brannon, Chairman


Kyle Fletcher, Executive Director

MINUTES FOR THE RECORD

Development Authority of Pike County
8:00 a.m.

Regular Monthly Meeting
September 4, 2024

The Development Authority of Pike County held its regular monthly meeting on September 4, 2024 at 8:00 a.m. at the Pike County Chamber of Commerce office. Those attending were Bryan Oglesby, John Barker, David Nix, John Edwards, Stewart Esary, Sonny Gwyn, Joe Walter, Shane Williamson, Dee McLeRoy and Kyle Fletcher were present. Mark Whitley, Engineer was also in attendance.

1. CALL TO ORDER.....Vice Chairman Oglesby at 8:00 a.m.
2. APPROVAL OF AGENDA
 - a. A motion/second by Gwyn/Edwards to approve the agenda. Vote was unanimously approved
3. INVITED GUESTS
None
4. APPROVAL OF THE MINUTES
 - a. A motion/second by Edwards/Nix to approve the June 2024 minutes. Vote was unanimous.
 - b. A motion/second by Edwards/Nix to approve on August 2024 minutes. The vote was unanimous.
5. APPROVAL OF FINANCIALS
 - a. After a motion/second by Barker/Gwyn, the July financials was approved unanimously
6. OLD BUSINESS
Mr. Sonny informed the board that some areas of the Pike Business Park need cleaning up or cited for burning. Executive Director Fletcher will get with the City Code Enforcement Officer for follow-up.
7. NEW BUSINESS
 - a. Executive Director Fletcher reviewed the Millage payouts for the DAPC. (see attachment)
 - b. Executive Director Fletcher informed the board that she needs to be on the United Bank checking account. This will allow her to have on-line access to the account. A motion/second by Barker/Gwyn and was unanimously approved by the board.
 - c. Vice Chair Oglesby and Executive Director Fletcher will talk with Jim McNair about moving dirt from AAG's site over to lots 14-17 in the Pike Business Park.
8. ADJOURN
A motion/second was made by Walter/Nix to adjourn. The motion passed 7-0.


Kel Brannon, Chairman

Kyle Fletcher, Executive Director

MINUTES FOR THE RECORD

Development Authority of Pike County
8:00 a.m.

Regular Monthly Meeting
October 3, 2024

The Development Authority of Pike County held its regular monthly meeting on October 3, 2024 at 8:00 a.m. at the Pike County Chamber of Commerce office. Kel Brannon convened the meeting and board members Bryan Oglesby, John Edwards, Sonny Gwyn, Joe Walter, David Nix, Briar Johnson, Dee McLeRoy and Kyle Fletcher were present.

The meeting was called to order at 8:05 a.m. by Chairman Brannon

1. CALL TO ORDER
2. APPROVAL OF AGENDA
Motion/second by members Gwyn/McLeRoy to approve agenda, motion carried 7-0
3. INVITED GUESTS
Mark Whitley, Whitley Engineering
4. APPROVAL OF THE MINUTES
A motion/second by Gwyn and Edwards to approve the September 2024 minutes.
Motion passed unanimously.
5. APPROVAL OF FINANCIALS
 - a. Approval of the minutes was tabled until November (Treasurer not at meeting).
6. OLD BUSINESS
A motion/second by Oglesby/Walter for the Executive Director to proceed with engineering plans on clearing and grubbing as well as permitting for clearing the vacant lots.
7. NEW BUSINESS
 - a. The board decided to table the Audit discussion and vote until our November meeting.
8. ADJOURN
Motion/second by to adjourn at 9 a.m., motion carried 8-0.



Kel Brannon, Chairman

Kyle Fletcher, Executive Director

MINUTES FOR THE RECORD

Development Authority of Pike County
8:00 a.m.

Regular Monthly Meeting
November 6, 2024

The Development Authority of Pike County held its regular monthly meeting on November 6, 2024 at 8:00 a.m. at the Pike County Chamber of Commerce office. Vice Chair Bryan Oglesby convened the meeting and the following board members were present: Sonny Gwyn, Joe Walter, David Nix, Briar Johnson, Dee McLeRoy, John Barker, Stewart Esary, Briar Johnson, Shane Williamson as well as Executive Director Kyle Fletcher were present.

The meeting was called to order at 8:00 a.m. by Vice Chairman Oglesby

1. CALL TO ORDER
2. APPROVAL OF AGENDA
Motion/second by members Gwyn/McLeRoy to approve agenda, motion carried 8-0
3. INVITED GUESTS
Sydney Sharpe, Adams and Sharpe
Reshann Adams, Adams and Sharpe
Mark Whitley, Whitley Engineering
4. APPROVAL OF THE MINUTES
A motion/second by Gwyn/McLeRoy to approve the October 2024 minutes. Motion passed unanimously.
5. APPROVAL OF FINANCIALS
 - a. A motion made by Walter/Johnson to approve September 2024 and October 2024 financials.
6. OLD BUSINESS
 - a. Sydney Sharpe, Auditor, reviewed the audit with the board. There was lengthy discussion about "over inflation of assets" and Mrs. Sharpe indicated that government audits carry gas lines and various infrastructure items as assets that don't depreciate. Once the park is full, the DAPC will not carry that on our books.
 - b. Mrs. Fletcher informed the board that the permit has been paid and the tree harvesting should begin next week in the park. Mark Whitley informed the board that there is an issue with Lot 2 and the amount of work/dirt that it would take to level the lot. We will examine that further at our December meeting.
7. NEW BUSINESS
 - a. There was no "new business" to discuss.
8. ADJOURN
Motion/second by to adjourn at 9:05 a.m., motion carried 8-0.

Bryan Oglesby, Vice Chairman

Kyle Fletcher, Executive Director