

MINUTES FOR THE RECORD

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

Regular Monthly Meeting
January 15, 2025

The Development Authority of Pike County held its regular monthly meeting on January 15, 2025 at 8:00 a.m. at the Pike County Chamber of Commerce office. Chairman Kel Brannon convened the meeting and the following board members were present: Sonny Gwyn, David Nix, Briar Johnson, Dee McLeRoy, John Barker, Stewart Esary, Bryan Oglesby, Shane Williamson as well as Executive Director Kyle Fletcher were present.

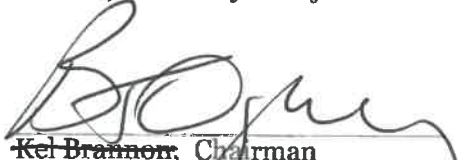
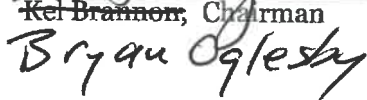
The meeting was called to order at 8:00 a.m. by Chairman Brannon

1. CALL TO ORDER
2. APPROVAL OF AGENDA
Motion/second by members Gwyn/McLeRoy to approve agenda, motion carried 9-0
3. INVITED GUESTS
None
4. APPROVAL OF THE MINUTES
A motion/second by Gwyn/Nix to approve the October 2024 minutes. Motion passed unanimously.
5. APPROVAL OF FINANCIALS
 - a. A motion made by Barker/Nix to approve November 2024 and December 2024 financials.
6. OLD BUSINESS
Executive Director Fletcher stated that Perkins Timber began harvesting timber on 1/8/25. The rainy weather has delayed them some what but things are moving along.
7. NEW BUSINESS
Election of Officers for 2025
A motion/second made by Oglesby/Johnson that Kel Brannon continue as President.
A motion/second made by Johnson/Esary that Bryan Oglesby continue as Vice Chair and a motion/second by Oglesby/Gwyn for Kyle Fletcher to serve another year as Secretary. All motions passed unanimously.

A motion/second by Gwyn/Oglesby to go into Executive Session. The motion passed 9-0.

A motion/second by Johnson/Esary to come out of Executive Session. The motion passed.

Motion/second by Oglesby/Johnson to give Executive Director Fletcher a 7.5% salary increase (in addition to the 2.5% given by Pike County to all employees)
8. ADJOURN
Motion/second by to adjourn at 9:05 a.m., motion carried 9-0.


Kel Brannon, Chairman

Bryan Oglesby


Kyle Fletcher, Executive Director

MINUTES FOR THE RECORD

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

Regular Monthly Meeting
February 5, 2025

The Development Authority of Pike County held its regular monthly meeting on February 5, 2025 at 8:00 a.m. at the Pike County Chamber of Commerce office. Chairman Kel Brannon convened the meeting and the following board members were present: David Nix, Briar Johnson, Dee McLeRoy, John Barker, Stewart Esary, Bryan Oglesby, Shane Williamson, Joe Walter, as well as Executive Director Kyle Fletcher were present.

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

1. CALL TO ORDER
2. APPROVAL OF AGENDA
Motion/second by members Nix/McLeRoy to approve agenda (with Financials being tabled until March), motion carried 9-0
3. INVITED GUESTS
None
4. APPROVAL OF THE MINUTES
A motion/second by McLeRoy/Esary to approve the January 2025 minutes. Motion passed unanimously.
5. APPROVAL OF FINANCIALS
The financial report was tabled until March 2025.
6. OLD BUSINESS
Director Fletcher stated that the timber harvest in the Pike Business Park is going well. She added that Thomaston Milk Company and AAG are also cutting timber. Martin and Company's building is going up quickly as well.
7. NEW BUSINESS
A motion/second by Oglesby/Esary to approve the 2024 Audit. The motion passed.
8. ADJOURN
Motion/second by to adjourn at 8:45 a.m., motion carried 9-0.


Kel Brannon, Chairman



Kyle Fletcher, Executive Director

MINUTES FOR THE RECORD

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

Regular Monthly Meeting
March 5, 2025

The Development Authority of Pike County held its regular monthly meeting on March 5, 2025 at 8:00 a.m. at the Pike County Chamber of Commerce office. Chairman Kel Brannon convened the meeting and the following board members were present: David Nix, Dee McLeRoy, John Barker, Joe Walter, Sonny Gwyn as well as Executive Director Kyle Fletcher were present.

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

Motion/second by members Nix/McLeRoy to approve agenda (with Financials being tabled until March), motion carried 6-0

There were no invited guests at the meeting


A motion/second by Gwyn/Barker to approve the February 2025 minutes. Motion passed unanimously.

The February financial report was tabled until March 2025.

Under "Old Business", Director Fletcher reported that the tree harvesting in the Pike Business Park was completed. Mark Whitley reported that he will have all of his reports ready for the April meeting. At that point, the DAPC board can determine which lots make the most sense to get pad ready.

Mayor Walter also suggested that we continue to search for more industrial property (other than the County Farm Road project).

Motion/second by Nix/Gwyn to adjourn at 8:30 a.m., motion carried 6-0.



Kel Brannon, Chairman



Kyle Fletcher, Executive Director

MINUTES FOR THE RECORD

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

Regular Monthly Meeting
April 2, 2025

The Development Authority of Pike County held its regular monthly meeting on April 2, 2025 at 8:00 a.m. at the Pike County Chamber of Commerce office. Vice Chairman Bryan Oglesby convened the meeting and the following board members were present: David Nix, Dee McLeRoy, Joe Walter, Stewart Esary, Briar Johnson, Shane Williamson as well as Executive Director Kyle Fletcher.

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

Motion/second by members McLeRoy/Walter to approve agenda (with revision of "approval of January and February financials") motion carried 6-0

Mark Whitley was welcomed as a guest presenter for an update in the Pike Business Park. (See attached handouts). A motion/second made by Walter/Esary to authorize Mark Whitley to obtain pricing for a clearing/grubbing plan for Phase I. He will bring information back to the board in May.

A motion/second by Johnson/Nix to have Mark Whitley do a feasibility study on parcel 068-011. Motion passed 5-0 with Dee McLeRoy abstaining from the vote. The land is for sale for \$40,000 an acre. Mr. Whitley will provide the report at our May meeting.

Director Fletcher updated the report on the Flat Shoals Energy Center (solar farm). The BOC will vote on a \$130,000 permit fee on April 9th.

Motion/second by Nix/Williamson to adjourn at 8:30 a.m., motion carried 6-0.



Bryan Oglesby, Vice Chair



Kyle Fletcher, ED

MINUTES FOR THE RECORD

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

Regular Monthly Meeting
May 7, 2025

The Development Authority of Pike County held its regular monthly meeting on May 7, 2025 at 8:00 a.m. at the Pike County Chamber of Commerce office. Vice Chairman Bryan Oglesby convened the meeting and the following board members were present: Dee McLeRoy, Joe Walter, Stewart Esary, Briar Johnson, John Barker as well as Executive Director Kyle Fletcher.

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

A motion/second by members McLeRoy/Johnson to approve agenda, motion carried 6-0.

Stewart Esary made a motion to approve the April minutes. Motion was seconded Chairman Johnson and the vote was 6-0.

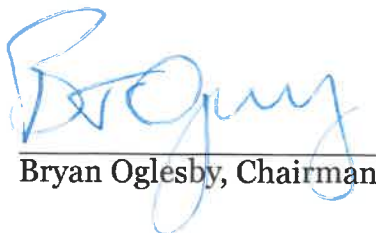
Mayor Walter/John Barker motioned/seconded approving the March and April 2025 financials. The motion passed unanimously.

Mark Whitley presented his study on parcel 068-011. The land is for sale for \$40,000 an acre. The board reviewed the report and determined that we would discuss further in June when we hope to have more board members present (to get their input). Chairman Johnson motioned/Esary seconded motion to get environmental study pricing on the site. The motion passed unanimously.

Director Fletcher updated the report on the Flat Shoals Energy Center (solar farm). There is a community meeting scheduled for May 28th at the Strickland Building in Concord and the invitations will be mailed out soon. This event is open to the public and Sun Tribe will have a team to answer questions.

Kel Brannon submitted his resignation as Development Authority Chairman and will remain on the board. Motion/second by Walter/ McLeRoy to have Vice Chairman Oglesby to assume Chairman duties and elect Stewart Esary as Vice Chairman. The motion passed 6-0.

Motion/second by Johnson/Esary to adjourn at 9:00 a.m., motion carried 6-0.


Bryan Oglesby, Chairman
Kyle Fletcher, ED

MINUTES FOR THE RECORD

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

Regular Monthly Meeting
August 6, 2025

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

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

A motion/second by members Gwyn/Walter to approve agenda, motion carried 9-0.

Chairman Johnson made a motion to approve the June minutes. Motion was seconded by Sonny Gwyn and the vote was unanimous.

A motion/second by Brannon/Barker was made to approve May, June and July financials. The motion passed 9-0.

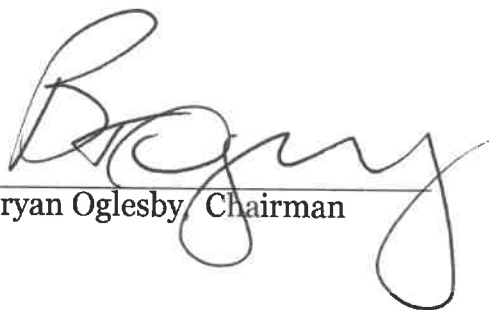
Director Fletcher updated the board on the Pike Business Park (see attachment).

In new business, Mayor Walter motioned and David Nix seconded that the DAPC contract with McNair, McLemore, Middlebrooks and Company for the 2025, 2026 and 2027 audit. The winning bid was a range of \$7500-\$8500 per year. The vote was unanimous.

Esary/Johnson gave a motion/second to request .25 of a mil for the DAPC. That is the same request made last year. The vote was unanimous.

A motion/second was made by Gwyn/Williamson to adjourn the meeting. The vote was unanimous.

Motion/second by Gwyn/Esary to adjourn at 9:42 a.m., motion carried 6-0.



Bryan Oglesby, Chairman



Kyle Fletcher, Executive Director