



DEVELOPMENT AUTHORITY
OF DAWSON COUNTY

Development Authority of Dawson County
Regular Meeting Minutes
June 22, 2021

Location: Meeting conducted at Dawson County Chamber of Commerce meeting room in Dawsonville, GA & simultaneously remote meeting via video conference due to Covid19 Pandemic.

Attendees: Tony Passarello, Chair, Tara Hardwick, Secretary, Jere Allen, Treasurer, Calvin Byrd (arrived 9am), Dennis Fedoruk (departed 9:15 am), and Ex-Officios: Mandy Power, Brooke Anderson (arrived 9:05 am), Damon Gibbs, Chris Gaines. Betsy McGriff attending as Director of Economic Development.

Absent: Gary Coates, Brian Trapnell, Vice Chair, Bobbi Larson.

Guests: Treadwell Syfan, attorney.

- 1. Call to Order.** Called to Order at 8:03 A.M. by Tony Passarello, Chair.
- 2. Announcements.** None.
- 3. Approval of the advertised Location, Quorum & Attendance.** The Chair requested a motion that the meeting was being held in the duly advertised location, a quorum was reached, and board members were in attendance in person or via telephone/video. Confirmation was made that the meeting was submitted to Dawson News & posted. Motion to approve advertised location, quorum and attendance was made by Jere Allen. Seconded by Dennis Fedoruk. Passed 4-0. Allen, Fedoruk, Hardwick, Passarello in favor. None opposed.
- 4. Approval of the Agenda.** The Chair requested a motion on the draft agenda (previously provided to the Board electronically). Motion to approve the agenda, with the addition of Deed Revision under New Business by Jere Allen. Seconded by Tara Hardwick. Passed 4-0. Allen, Fedoruk, Hardwick, & Passarello in favor. None opposed.
- 5. Economic Development Report.** See attached report electronically provided in advance to the Board. No motions made.

6. Approval of the Minutes. The Chair opened the floor for discussion of the regular meeting minutes of the April 27, 2021 meeting, as previously provided to the Board electronically. Motion by Jere Allen to accept the April 27, 2021 minutes as written. Dennis Fedoruk seconded the motion. Passed 4-0. Allen, Fedoruk, Hardwick, & Passarello in favor. None opposed.

The Chair opened the floor for discussion of the meeting minutes of the April 27, 2021 Executive Session, as previously provided to the Board electronically. Motion by Jere Allen to accept the April 27, 2021 Executive Session minutes as written. Dennis Fedoruk seconded the motion. Passed 4-0. Allen, Fedoruk, Hardwick, & Passarello in favor. None opposed.

7. Financial Report. Jere Allen presented a general overview of the financial statements. Motion by Dennis Fedoruk to accept the DADC June 22, 2021 Financial Reports as presented contingent upon clarification by Jere of the removed expense that was paid in 2020 for Master Trail Plan Consulting fee. Seconded by Tara Hardwick. Passed 4-0. Allen, Fedoruk, Hardwick, & Passarello in favor. None opposed.

8. Old Business.

A. Trail Plan Adoption. Motion to approve the Dawson County Greenway & Trail Master Plan & to continue to collaborate with partners for implementation made by Dennis Fedoruk. Motion seconded by Jere Allen. Passed 4-0. Allen, Fedoruk, Hardwick & Passarello in favor. None opposed.

B. Kroger Parcel Subdivision. Treadwell Syfan, attorney, has reviewed and sees no issues. Motion made by Jere Allen to approve the amendment to the agreement between the Kroger Company & the Development Authority of Dawson County subject to a final legal description generally in conformance with the conceptual plan presented by attorney Kevin T. Brown (Seyfarth). Motion seconded by Tara Hardwick. Passed 4-0. Allen, Fedoruk, Hardwick, & Passarello in favor. None opposed.

C. Peaks of Dawsonville Update. HUD disbursement document circulated June 2021. No motions made.

D. Business & Industry Park Site Development. See attached Economic Development Report. No motions were made.

E. Review Chamber Services Agreement. Renewed in December 2021. Chairperson will continue to provide feedback twice a year to Chamber. No motions made.

9. New Business.

A. Deed Revision on Northside Dawson Drive. (see attached Agenda Item Summary). Motion made by Tara Hardwick to accept revisions to Quit Claim Deed & Boundary Line Revisions regarding Northside Dawson Drive as presented by Attorney Angela Clark. Motion seconded by Jere Allen. Passed 4-0. Allen, Fedoruk, Hardwick, & Passarello in favor. None opposed.

10. Ex-Officio Reports.

A. School Board – Dr. Gibbs reported that the school system is currently mourning the huge loss of Board member Roger Slaton who passed away last week. 8/6/21 will be first day of school. Growth in Blacks Mill & Robinson area. No motions were made.

B. EWSA – Brooke Anderson reported continued strong growth in Dawson County. Lots of development. No motions were made.

C. County Government – Chris Gaines said that budget discussions are currently happening. He also stated an agreement has been reached with City of Dawsonville regarding SPLOST allocations. Development Authority of Dawson County will receive \$2,000,000. The previously discussed GA Tech study is being finalized. Results will be presented soon. No motions were made.

D. Chamber of Commerce – Mandy Power reminded all that Business After Hours will be tonight. Annual Chamber golf tournament will be 8/16/21 at Crystal Falls. The Farmers Market is open on Saturday mornings. No motions were made.

E. Betsy McGriff- Director of Economic Development- In the process of determining the processes and metrics for county incentives offered to prospective businesses as part of the Strategic Plan. \$35,000 USDA grant was awarded to study the feasibility of a business incubator. No motions made.

F. UNG- Bobbi Larson absent. No report. No motions made.

11. Adjournment. The Chair opened the floor to entertain a motion to adjourn the June 22, 2021 meeting. Calvin Byrd made a motion to adjourn the meeting. Jere Allen seconded the motion. Passed 4-0. Allen, Byrd, Hardwick, and Passarello in favor. None opposed. Meeting was adjourned at 9:47 A.M.

Attachments to these minutes on file: Sign in sheet, Greenway Trail Master Plan Document, Financial Report, Economic Development Update, Chamber Services Agreement, Agenda Item Summaries, Amendment, Partial Release and Partial Redemption Agreement from Kroger Company, Quit-Claim Deed document/Angela Clark.

Respectfully submitted,

Tara Hardwick, Secretary