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**DEVELOPMENT AUTHORITY**  
OF DAWSON COUNTY

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**Development Authority of Dawson County  
Special Called Meeting Minutes  
December 6, 2023**

**Location:** Meeting conducted at the Dawson County Chamber of Commerce building, located at 44 Commerce Drive, Dawsonville, GA and simultaneously remote meeting via video conference.

**Attendees:** Brian Trapnell, Chair; Jere Allen, Vice-Chair; Tony Passarello, Treasurer; Lynn Jackson, Gary Vaughters; and Secretary, Dr. Carroll Turner.

**Absent:** Dennis Fedoruk

**Ex-Officio:** Dawson County Chamber of Commerce President & CEO Mandy Power and Brooke Anderson.

**Guests:** Director of Economic Development, Kevin Herrit; Brian Daniel, William Bagwell, and Julie Hansen.

**Call to Order.** Called to Order at 6:01 pm by Brian Trapnell, Chair.

**1. Announcements.** None

**2. Approval of the advertised Location, Quorum & Attendance.** The Chair requested a motion that the meeting be 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. The motion to approve the advertised location, quorum, and attendance was made by Lynn Jackson and Seconded by Dr. Carroll Turner. Passed 6-0. Trapnell, Allen, Passarello, Vaughters, Turner and Jackson were in favor. No discussion. None opposed.

**3. Approval of the Agenda.** The Chair requested a motion on the draft agenda (previously provided to the Board electronically). Motion to approve the agenda by Jere Allen. Seconded by Lynn Jackson. Passed 6-0. Trapnell, Allen, Passarello, Vaughters, Turner and Jackson were in favor. No discussion. None opposed.

**4. Approval of the Minutes.** The Chair opened the floor to discuss the regular meeting

minutes of the November 7, 2023, meeting, as previously provided to the Board electronically. The Chair requested a motion to approve the Minutes as presented. Lynn Jackson motioned to accept the November 7, 2023, minutes as written. Dr. Carroll Turner seconded the motion. Passed 6-0. Trapnell, Allen, Passarello, Vaughters, Turner and Jackson were in favor. No discussion. None opposed.

**Financial Report.** Tony Passarello gave an overview of finances (see attached Balance Sheet & Statements of Revenues and Expenses). Motion made by Dr. Carroll Turner to accept the November 2023 Financial Report as presented. Motion seconded by Gary Vaughters. Passed 6-0. Trapnell, Allen, Passarello, Vaughters, Turner and Jackson were in favor. No discussion. None opposed.

## 5. New Business.

**A. P3 Opportunities:** Brian Daniel and William Bagwell were invited to discuss how Public and Private Partnerships (P3s) work in Hall County and the benefits for groups that become part of a P3. The discussion followed several varieties of P3s. One of the main types of P3s that Hall County used in the 70s and 80s was a landowner speculative building format. Mr. Bagwell explained how Hall Counties Development Authority, the City of Gainesville, and Hall County worked with a developer to build and market the speculative buildings after the government obtained land and provided improvements on the land, so it was pad-ready. No action was taken.

**B. BTD Letter of Intent:** Director Herrit presented a letter of intent for the approved incentive funds to assist BTD with their 163,000 SQFT expansion along Lumpkin Camp Ground Road. He indicated that this was the formal letter that BTD would need to sign, and once signed, the Authority could then forward the MOU for signature with BTD. The MOU would provide all the required performance agreements that will bind the agreement for DADC and BTD. Dr. Carroll Turner motioned to approve with a second from Gary Vaughters. The motion passed 6-0 in favor.

**C. Budget 2024:** Chamber President and CEO Mandy Power presented the draft budget for 2024. The board discussed the proposed budget and requested time to review and alter it at the next meeting before approval. Discussion on increasing funding to travel to and attend conferences in the State of Georgia that aligned with our key industries to attract, as well as marketing materials, were of the main points. No action was taken and deferred to the next meeting.

**D. Update To QuickBooks Software:** Chamber President and CEO Mandy Power requested that the board upgrade to QuickBooks Online so that the accounting process would be in line with the Dawson County Chamber of Commerce. No action was needed as this was funded in the 2023 Budget.

**E. Meeting Schedule for 2024:** Director Herrit presented the new meeting dates for the 2024 year. Discussion was held on the date for April as it was at the same time as Dawson County School Systems Spring Break. No action was taken, and the schedule was pushed to the next meeting.

## 6. Old Business.

**A, ETC Project Update:** Chamber President and CEO Mandy Power relayed information from Jason Smith Via email that indicated that they had completed all infrastructure outlays and will continue to accept new customers as requests are made.

**B. Grant Workshop with Retail Strategies:** Director Herrit gave a summary of the upcoming Workshop with Retail Strategies and Valdosta State. He confirmed that the workshop would be on December 12<sup>th</sup>. No action was needed for the workshop.

**7. Economic Development Report.** President and CEO Ms. Power presented an Economic Development update. No motions were made.

**8. Ex-Officio Reports.** President and CEO Ms. Power updated the board on events and initiatives that the Dawson County Chamber of Commerce scheduled over the next few months. No action was taken, and no motions were made.

**9. Executive Session.** No executive session was required.

**10. Adjournment.** The motion to adjourn was presented by Tony Passarello and seconded by Dr. Carroll Turner. All attendees were in favor, and the meeting was adjourned at 7:28 p.m.

Respectfully submitted,

Dennis Fedoruk, Secretary - Development Authority of Dawson County