

Board Meeting Packet

March 7, 2023



DEVELOPMENT AUTHORITY
OF DAWSON COUNTY

2023 Board of Directors

Brian Trapnell, Chair

Jere Allen, Vice Chair

Tony Passarello, Treasurer

Dennis Fedoruk, Secretary

Lynn Jackson

Dr. Carroll Turner

Gary Vaughters

44 Commerce Drive | developdawson.org | 706-265-6278



DEVELOPMENT AUTHORITY
OF DAWSON COUNTY

Development Authority of Dawson County
Regular Meeting
6:00 PM
March 07, 2023
Location:
Holiday Inn Express
16 Bethel Drive
Dawsonville, GA 30534

Call to Order Announcements

Brian Trapnell

Approval of the Quorum & Attendance

Brian Trapnell

Approval of Agenda

Brian Trapnell

Approval of the Minutes

Mandy Power or Kevin Herrit

- January Regular Meeting

Financial Report

Brian Trapnell

New Business

- Kroger Request For 30-day Extension To File The Bond For Title Compliance Reporting
- New Land Use Code Updates
- Intermodal Businesses Study
- CD Rates

Brian Trapnell

Old Business

- ETC Grant Update
- AMP Update
- Peaks Update

Chamber Economic Development Update

Kevin Herrit

Ex-Officio Reports

Mandy Power

Executive Session (If needed)

Kevin Herrit

Adjourn



DEVELOPMENT AUTHORITY
OF DAWSON COUNTY

Development Authority of Dawson County
Regular Meeting Minutes
January 17, 2023

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

Attendees: Jere Allen, Vice-Chair, Brian Trapnell, Chair, Tony Passarello, Dr. Carroll Turner, Dennis Fedoruk, Lynn Jackson, and Ex-Officio(s): Dawson County Commissioner Chris Gaines, Dawson County Chamber of Commerce President & CEO Mandy Power & Director of Economic Development Kevin Herrit.

Absent: Ex-Officious: Nicole Lecave, and Brooke Anderson.

Guests: Gary Coates

1. **Call to Order.** Called to Order at 6:00 pm by Brian Trapnell, Chair.
2. **Announcements.** Brian Trapnell welcomed .
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. The motion to approve the advertised location, quorum, and attendance was made by Jere Allen and Seconded by Dennis Fedoruk. Passed 5-0. Allen, Passarello, Trapnell, Fedoruk & Turner are 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 by Dennis Fedoruk. Seconded by Dr. Carroll Turner. Passed 5-0. Allen, Passarello, Trapnell, Fedoruk & Turner are in favor. None opposed.

5. Approval of the Minutes. The Chair opened the floor for discussion of the regular meeting minutes of the December 20, 2022, meeting, as previously provided to the Board electronically. Motion by Dr. Turner to accept the December 20, 2022, minutes as written. Dennis Fedoruk seconded the motion. Passed 5-0. Allen, Trapnell, Passarello, Fedoruk, & Turner are in favor. None opposed.

6. Financial Report. Director Herrit gave an overview of finances (see attached Balance Sheet & Statements of Revenues and Expenses). Motion made by Dr. Turner to accept the December 31, 2022, Financial Report as presented. Motion seconded by Jere Allen. Passed 5-0. Allen, Trapnell, Passarello, Fedoruk, & Turner are in favor. None opposed.

7. New Business.

A. Election of Officers – Jere Allen made a motion to appoint Brian Trapnell as .Chair of The Development Authority of Dawson County. Tony Passarello seconded the motion. Passed 4-0. Allen, Fedoruk, Turner, and Passarello with Trapnell abstaining. Chairman Trapnell then asked for motions from the floor for a Vice-Chair. Tony Passarello made a motion to appoint Jere Allen as Vice-Chair and the motion was seconded by Dennis Fedoruk. Passed 4-0 Trapnell, Fedoruk, Turner, and Passarello with Allen abstaining. Chairman Trapnell asked for motions from the floor for a Secretary. Jerry Allen made a motion to appoint Dennis Fedoruk as Secretary and the motion was seconded by Carrol Turner. Passed 4-0 Trapnell, Turner, Passarello, and Allen with Fedoruk abstaining. The Chairman then asked for motions from the floor for a Treasurer. Carrol Turner made a motion to appoint Tony Passarello to the position of Treasurer, and the motion was seconded by Dennis Fedoruk. Passed 4-0 Trapnell, Turner, Allen, and Fedoruk with Passarello abstaining.

B. 2023 Budget Proposal. Dawson County Chamber of Commerce President and CEO Mandy Power presented the proposed 2023. The Chairman asked if there was a motion to approve the 2023 budget. Tony Passarello made a motion to approve the 2023 budget as presented, and the motion was seconded by Dennis Fedoruk. Passed 5-0 Trapnell, Allen, Fedoruk, Passarello, and Turner.

C. Regular Meeting Dates for 2023. Director Herrit introduced the regular meeting dates to be on the first Tuesday of the month. The meeting dates were approved with the exception that November would be reserved for a Retreat for the DADC. Tony Passarello made a motion to approve the meeting dates for the first Tuesday of the Month with the exception of November for a retreat, and was seconded by Carrol Turner. Passed 5-0 Trapnell, Allen, Fedoruk, Passarello, and Turner.

9. Old Business.

A. ETC Grant Update. President and CEO Ms. Power briefed the board that all is progressing as planned and that the second drawdown was approved for the Grant and would be passing through the DADC.

B. Joint USDA Grant with Rural Development Participants Collaboration – Retail Product Development & Recruitment. Director Herrit informed the board that the RDI and Valdosta State University was working on a Memorandum of Understanding (MOU) for participants.

- 10. Economic Development Report.** President and CEO Ms. Power & Director Herrit presented an Economic Development update (see attached report). No motions were made.
- 11. Ex-Officio Reports.**
- A. School Board** – Nicole Lecave was absent. A written report was submitted that the Dawson County School System was in good operating condition and that they were a little over half capacity.
 - B. EWSA** – Brooke Anderson was absent. No report. No motions were made.
 - C. County Government** – Chris Gaines reported that they would be looking at a job description for the new City Manager at the beginning of next year and that they have hired a new Director of Public Works..
 - D. Chamber of Commerce** – Mandy Power reminded everyone attending of the upcoming Chamber events. No motions were made.
- 12. Adjournment.** The Chair opened the floor to entertain a motion to adjourn the January 17, 2023, meeting. Dr. Turner made a motion to adjourn the meeting. Tony Passarello seconded the motion. Passed 5-0. Trapnell, Passarello, Allen, Fedoruk, & Turner in favor. None opposed. The meeting was adjourned at 6:59 P.M.

Attachments to these minutes on file: Board Meeting Packet, Sign-in sheet, Agenda, Minutes from December 20, 2022, Regular Meeting, 2022 Budget Balance Sheet & Statements of Revenue and Expenses, Economic Development Update.

Respectfully submitted,

Kevin L. Herrit, AICP, EDFP Director of Economic Development

12:28 PM

03/02/23

Accrual Basis

Development Authority of Dawson County
Statements of Revenues and Expenses
January through February 2023

	<u>Jan - Feb 23</u>
Ordinary Income/Expense	
Income	
305-INCOME	
1355-County Subsidy	75,000.00
Total 305-INCOME	75,000.00
310-GRANT INCOME	
1352-Broadband Grant	135,715.89
Total 310-GRANT INCOME	135,715.89
340-INTEREST INCOME	
1340 - Interest UCB 7308	43.74
Total 340-INTEREST INCOME	43.74
Total Income	210,759.63
Expense	
5115-CONFERENCES/SEMINARS	
1535 - Business Meeting/Luncheon	134.17
Total 5115-CONFERENCES/SEMINARS	134.17
5135-PROJECTS	
1430-Business Retention	700.00
1452-Broadband Grant	135,715.89
Total 5135-PROJECTS	136,415.89
5210-Contract Services	
11210-Website	20.17
1505-Contract Services DCCC	12,883.00
Total 5210-Contract Services	12,903.17
Total Expense	149,453.23
Net Ordinary Income	61,306.40
Net Income	<u><u>61,306.40</u></u>

Development Authority of Dawson County
Balance Sheet
As of February 28, 2023

	Feb 28, 23
ASSETS	
Current Assets	
Checking/Savings	
1100-CASH	
105 - 105-DADC Operating 7308	262,570.68
Total 1100-CASH	262,570.68
Total Checking/Savings	262,570.68
Total Current Assets	262,570.68
Fixed Assets	
1152 - Furniture and Equipment	10,561.83
1154 - Accumulated Depreciation	-7,535.50
Total Fixed Assets	3,026.33
Other Assets	
1500 - PREPAID EXPENSES	
1510 - Prepaid Expenses	2,830.00
Total 1500 - PREPAID EXPENSES	2,830.00
Total Other Assets	2,830.00
TOTAL ASSETS	268,427.01
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
201-Everywhere Card-1842	20.17
Total Credit Cards	20.17
Total Current Liabilities	20.17
Total Liabilities	20.17
Equity	
13900 - Retained Earnings	208,826.49
13901-Invested Capital Assets	3,027.00
Opening Balance Equity	-4,753.05
Net Income	61,306.40
Total Equity	268,406.84
TOTAL LIABILITIES & EQUITY	268,427.01

AGENDA ITEM SUMMARY

Topic: Discussion Of [Land Use Code](#) Update for 2023.

Summary: The Dawson County Board of Commissioners (BOC) has brought forth an update to the land use code.

- All Commercial Zoning Districts have changed the maximum building height of occupied buildings to be 50 feet or four stories, whichever is the lesser. This would mean we could not have a structure built for human occupation above four stories in height.
- Zoning District's minimum lot sizes have changed to C-IR (four acres except that where part of a master park plan, C-OI (43,560 sq ft. or one acre), C-HI (three acres except that where contiguous to a commercial district, the minimum lot size will be that necessary to meet health department requirements concerning water supply and sewage disposal if required), and C-HB (Two acres except that where part of a master plan).

Recommendation: *Recommend reviewing these changes and gathering consensus from the board for support or requests to change.*

https://www.dawsoncountyga.gov/sites/default/files/fileattachments/planning/page/133/land_use_amendments_03_02_2023.pdf

AGENDA ITEM SUMMARY

Topic: Discussion of GMRC Regional Transit Plan.

Summary: Georgia Mountains Regional Commission (GMRC) has created a Transit Development Plan in cooperation with the Georgia Department of Transportation (GDOT). The transit plan covers section 5311 (Rural Area Program) and section 5307 (Urbanized Area Program). Dawson and its surrounding counties have a section 5311 transit operation (dial-a-ride), and the only area with a section 5307 is Hall County. The study looks at how each of these systems operates within its current boundaries and extrapolates recommendations that could garner higher productivity for the systems individually or regionally. Each recommendation was ranked by impact tier (high, mid, and Fundamental) and assigned an implementation timeline. The ones that affect us are listed below.

- SA-2-C Dawson Transit and Lumpkin County Transit: Sign a cooperative agreement to provide trips between each county. Consider bringing scheduling and dispatching for both agencies under one program. Mid timeframe.
- SA-1-C Dawson and Lumpkin County form a multi-county transit authority. Long timeframe.
- RE-1-A Regionalize transit across the Georgia Mountains Region. Long timeframe. Total Capital Cost \$2,376,000. Total annual O&M cost \$3,595,029 Capital local share \$237,600. Annual O&M Local Share \$143,850.
- RE-1B Regionalize transit among the southern counties in the region (Lumpkin, Dawson, White, Habersham, and Banks). Long timeframe. Total Capital Cost \$1,425,600. Capital local share \$142,560. The total annual O&M Cost is \$2,007,480. Annual O&M local share \$80,326.
- S-1-A All transit providers extend service hours from 6:00 AM to 6:00 PM. Mid timeframe

Recommendation: *Determan if these recommendations would be cost-saving measures in the short and long term. At first glance, signing a cooperative agreement with Lumpkin County to provide trips between counties would be productive with medical trips.*

CD Rates and Maturity	Bank of OZK	UCB	CSB
8M	4.00%		
9M		3%	4.02%
11M		4.25%	
12M			4.35%
13M	4.50%		
19M		3.50%	
23M		3.75%	

AGENDA ITEM SUMMARY

Topic: Update on Atlanta Motor Sports Park (AMP) Fiscal Impact Analysis by Georgia Tech Research Corporation.

Summary: AMP was approved financial commitment of up to (\$2,529.50) from the Development Authority of Dawson County for a Fiscal Impact Analysis from Georgia Tech. AMP has selected to move forward without the use of the Fiscal Impact Analysis. The Development Authority of Dawson County has retained the relationship it has with AMP and extended it's knowledge of programs offered by Georgia Tech.

Recommendation: *Support AMP if they determine that they would like to move forward with a fiscal impact analysis in the future.*

2023 SIDEBAR Class Schedule Using ZOOM

DEVELOPMENT AUTHORITY BOARD MEMBER TRAINING

(Four two day Training for Credit Sessions offered this year)

SPONSORED BY



WHAT: LOCAL AUTHORITIES: Fulfilling mandated Development Authority and Downtown Development Authority Board Member training

WHEN: Attending Day 1 and Day 2 of any one of the classes below will fulfill your 8 hour training requirement)

Training Sessions: February 22-23, 2023
May 3-4, 2023
June 28-29, 2023
August 30-31, 2023

WHERE: ZOOM by Invitation: See registration process for a session on page 4.

February 22-23, 2023
Day 1 Schedule

- 8:00 - 8:15** **Welcome to Sidebar Conference and Recognition of Sponsors**
Instructions for using Zoom and getting credit
Dan McRae and Peggy Jolley
- 8:15 - 8:35** **The Economic Development Community in Georgia**
Grant Cagle, President, Georgia Economic Developers Association
- 8:35 - 9:00** **Legislative Briefing: What is Happening Regarding Economic Development**
Jeff Hamling, Principal, Cornerstone
- 9:00-10:15** **Development Authorities, DDAs and Economic Development**
Why we have them, What you can and can't do
Dan McRae, Seyfarth Shaw
- 10:15-11:00** **Why Balanced Growth Matters**
Jim Lovett, Region Project Manager, Georgia Power Company
- 11:00-12:15** **How To Carry Out Big Projects**
Shane Short, Executive Director, Development Authority of Walton County &
Serra Hall, Executive Director Newton County Industrial Development Authority

PROGRAM MATERIALS: will be available following the class at www.danmcrae.com
(on White Papers page under "Sidebar Program Materials")

End of Day 1

Note: Development Authority Board Members and Downtown Development Authority Board Members will fulfill credit for State mandated training requirements for the hours attended.

If you are not attending Day 2, please send your signed time sheet (pg 5) to Jeanette Clay at jclay@seyfarth.com

Day 2 Schedule

- 8:00- 8:05** **Welcome to Sidebar Conference and Recognition of Sponsors**
Instructions for using Zoom and getting credit
Dan McRae and Peggy Jolley
- 8:05- 9:15** **Hot Issues for Development Authorities:**
The New Focus on “Best Practices” -
Why You Should Have an MOU, the Emerging “But For” Test, and More
Dan McRae, Seyfarth Shaw
- 9:15-10:15** **Integrating Fiscal Impact into Your Economic Development Strategy**
And GASB 77 Reporting
Dr. Alfin Meek, Senior Economist and Director of the Center for Economic
Development Research, GA Tech
- 10:15-10:55** **TAD Goals and How to Achieve Them**
Geoff Koski, President, KB|Advisory Group
- 10:55-11:25** **Georgia Small Business Credit Initiative And Georgia Agribusiness**
and Rural Jobs Act Program
Holly Hunt, Program Manager, DCA Community Finance Division Affairs
- 11:25-12:30** **Open Meetings, Open Records /Ethics, Liabilities**
Kevin Brown, Seyfarth Shaw

PROGRAM MATERIALS: will be available following the class at www.danmcrae.com
(on White Papers page under “Sidebar Program Materials”)

Note: Development Authority Board Members and Downtown Development Authority Board Members will fulfill credit for State mandated training requirements for the hours attended.

End of Day 2

For credit, please sign and send your time sheets (pg 5) found on the last page to
jclay@seyfarth.com

Note: Development Authority and Downtown Development Authority Board Members will fulfill credit for training requirements.

REGISTRATION:

There is no cost to attend but registration is required. Seating is limited.

Please send your request to join the class and which session(s) to
jclay@seyfarth.com

She will respond that a place has been reserved for you.

Please cancel if you cannot join in as we have limited slots and others wanting to register.

We will send to you the link and password to join in. Due to class size limits, only those invited to join by this email will be allowed in. Please do not share your invitation with others.

Requirements to Get Credit for this class:

- You will be required to submit a Sign In and Sign Out Time Sheet which you need to fill in and initial following the Sessions(s) you attend and return to jclay@seyfarth.com
- **Also, your computer video will need to be turned** on as we will be monitoring attendance throughout the entire class sessions to assure you have attended. Absences of longer than 20 minutes will result in you being timed out of the class. There is no cost to attend, but registration is required and seating is limited.

**FOR INFORMATION OTHER THAN REGISTRATION, CLASS CONTACT PEGGY
PEGGYJOLLEY@LIVEOAKCONCEPTS.COM OR 912 429-2000**

PLEASE SEND THE FILLED OUT TIME SHEET ATTACHED BELOW FOLLOWING YOUR LAST CLASS

**Atlanta Boston Chicago Houston Los Angeles New York Sacramento San Francisco Shanghai
Australia Washington, D.C. London**

General note: This document is a quick-reference guide for economic developers, participants in the real estate and financial industries, and company and public body directors, executives and managers and their advisors. The information in this document is general in nature. Various points that could be important in a particular case have been condensed or omitted in the interest of read ability. Specific professional advice should be obtained before this information is applied to any particular case. Any tax information or written tax advice contained herein (including any attachments) is not intended to be and cannot be used by any taxpayer for the purpose of avoiding tax penalties that may be imposed on the taxpayer. (The foregoing legend has been affixed pursuant to U.S. Treasury Regulations governing tax practice.)

SEYFARTH
SHAW

**SIGN IN/SIGN OUT TIME SHEETS
FOR
SPECIAL EDITION SIDEBAR SESSIONS**

Name: _____

Authority/Business _____

Email _____

Session	Time In	Time Out	Initials
Feb 22			
Feb 23			

Email to: jclay@seyfarth.com

Or

Fax to: Jeanette Clay at 404.724.1585

[View this email in your browser](#)



**Prepared in
Conjunction with
our Partners at:**



CORNERSTONE
GOVERNMENT AFFAIRS

Friday: GEDA Virtual Legislative Update

Please join GEDA for a virtual legislative update this **Friday, March 10th from 2:00 pm - 2:30 pm**. This meeting is free for members to attend, but you must register to receive the Zoom login information.

[Register for Virtual Legislative Update Here](#)

Monday, March 6, 2023 | Issue #5

The Week at a Glance

Last Thursday, Speaker Jon Burns and Lt. Governor Dan Claitor joined with Governor Kemp to announce that the Georgia General Assembly will undertake a thorough review of all Georgia tax credits, including Georgia's film tax credit – See article [here](#). Today will be a long day at the State Capital because it is Crossover Day. One bill that we have been tracking with, SB171, is on the calendar for today.

Legislative Tracker

Bill Number: **SB-171**

Title: Development Authorities; the length of a director's hold-over period following expiration of term of office; limit

Status: Senate Read Second Time (As of 3/2/23)

Bill Number: **HB-408**

Title: Sales and use tax; exemption for competitive projects of regional significance; change sunset provision

Status: House Passed/ Adopted (As of 3/2/23)

Bill Number: **SB26**

Title: State Government; meetings and public hearings of development authorities and community improvement districts to be held by teleconference; permit

Status: House Second Readers

[Click here to view the full list of all the legislation GEDA is tracking](#)

Questions?

Grant Cagle, President & CEO

gcagle@georgia.org

[Upcoming Events](#)

[Contact Us](#)



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Added through Georgia Economic Developers Association web site

Our mailing address is:

Georgia Economic Developers Association

2900 Delk Road

Suite 700, PMB 321

Marietta, GA 30067

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