



DEVELOPMENT AUTHORITY
OF DAWSON COUNTY

Development Authority of Dawson County
Regular Meeting Minutes
March 7, 2023

Location: Meeting conducted at Holiday Inn Express & Suites Conference room in Dawsonville, GA & simultaneously remote meeting via video conference.

Attendees: Jere Allen, Vice-Chair, Brian Trapnell, Chair, Tony Passarello, Treasurer, Dr. Carroll Turner, Lynn Jackson, Gary Vaughters and Ex-Officio(s): Dawson County Chamber of Commerce President & CEO Mandy Power.

Absent: Dennis Fedoruk, Secretary; Ex-Officious: Nicole Lecave, Dawson County Commissioner Chris Gaines, and Brooke Anderson.

Guests: Gary Coates, and Director of Economic Development Kevin Herrit.

- 1. Call to Order.** Called to Order at 6:21 pm by Brian Trapnell, Chair.
- 2. Announcements.** Brian Trapnell welcomed and introduced two new members of the Development Authority.
- 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 Dr. Turner. Passed 6-0. Allen, Passarello, Trapnell, Gary, Lynn & 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 Dr. Turner. Seconded by Lynn Jackson. Passed 6-0. Allen, Passarello, Trapnell, Jackson, Vaughters & Turner are in favor. None opposed.

- 5. Approval of the Minutes.** The Chair opened the floor to discuss the regular meeting minutes of the December 20, 2022, meeting, as previously provided to the Board electronically motion by Mr. Allen to accept January 7, 2023, minutes as written. Mr. Passarello seconded the motion. Passed 6-0. Allen, Trapnell, Passarello, Jackson, Vaughters, & Turner are in favor. None opposed.
- 6. Financial Report.** President & CEO Powers gave an overview of finances (see attached Balance Sheet & Statements of Revenues and Expenses). Motion made by Mr. Passarello to accept the February 2023 Financial Report as presented. Motion seconded by Mr. Allen. Passed 6-0. Allen, Trapnell, Passarello, Jackson, Vaughters, & Dr. Turner are in favor. None opposed.
- 7. New Business.**
- A. Kroger Request For 30-Day Extension To File The Bond For Title Compliance Reporting** –Staff explained that Kroger has asked for a 30-Day extension on The Bond For Title Compliance Reporting due to the change in HR software that has limited their ability to access the employment numbers at the time of reporting. The Board discussed that this should be reported at the quarterly presentation to the BOC. Mr. Passarello motioned to approve the 30-day extension for Kroger reporting, and Ms. Jackson seconded the motion. Passed 6-0 Trapnell, Turner, Passarello, Jackson, Vaughters, and Allen.
- B. New Land Use Code Updates.** Dawson County BOC has tabled its resolution to update the Land Use Code until their first meeting in April. Staff commented that they had reviewed the new updates and worked with BOC staff to identify potential sticking points for development within the commercial zoning districts.
- C. Intermodal Business Study.** Director Herrit recommended reaching out to a regional engineering firm that could give a presentation to understand what an Intermodal study could accomplish for the Board. The board asked him to gather information on this and report back.
- D. CD Rates.** Motion made to have Chair work with staff to find a CD rate that mirrors the one selected by the IBADC with the reserve funds by Mr. Allen and seconded by Ms. Jackson. Board discussed what funds would be committed to the CD and how much time it would be secured. After discussion, the motion was approved 6-0 in favor of the motion.
- 9. Old Business.**
- A. ETC Grant Update.** Ms. Power reminded the Board that this information was presented in the financial update. No Motions were made.
- B. AMP Update.** Director Herrit informed the board that AMP has decided not to proceed with the study. No Motions were made.
- C. Peaks Update.** The Bond may be presented at the next meeting to set the rate. No motion was made.
- 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. No report was submitted. No motions were made.

B. EWSA – Brooke Anderson was absent. No report. No motions were made.

C. County Government – Chris Gaines was absent. No report was submitted. No motions were made.

D. Chamber of Commerce – Mandy Power reminded everyone to attend the upcoming Chamber events. No motions were made.

12. Executive Session. Mr. Allen made a motion to move into executive session for property purposes. The motion was passed unanimously.

13. Adjournment. The Chair opened the floor to entertain a motion to adjourn March 7, 2023, meeting. Dr. Turner made a motion to adjourn the meeting. Ms. Jackson seconded the motion. Passed 6-0. Trapnell, Passarello, Allen, Jackson, Vaughters, & Dr. Turner in favor. None opposed. The meeting was adjourned at 8:09 P.M.

Attachments to these minutes on file: Board Meeting Packet, Sign-in sheet, Agenda, Minutes from January 17, 2023, Regular Meeting, February 2023 Budget Balance Sheet & Statements of Revenue and Expenses, Economic Development Update.

Respectfully submitted,

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