



REGULAR MEETING MINUTES
TUESDAY, NOVEMBER 8, 2022 at 4:00 PM
THE COLONNADE
264 CATOOSA CIR., RINGGOLD, GA 30736

TIME AND PLACE OF THE MEETING

The regular meeting of the Catoosa County Development Authority/Development Authority of Catoosa County (EDA) was held on November 8, 2022 at 4:00 PM at The Colonnade located at 264 Catoosa Cir., Ringgold, GA 30736.

CALL TO ORDER

Chair Rick Partain established that a quorum was present and called the meeting to order at 4:05 PM.

- ❖ The following board members were present: Rick Partain, Mike Signiski, Charles Lancaster, Jim Cutler, Paul Lee
- ❖ The following board members were absent: Stephanie Dickert, Ray Johnson
- ❖ The following ex officio members were present: Amy Jackson, Larry Black, Chuck Harris, Vanita Hullander
- ❖ The following staff were present: Dan Wright, Jama House, Chris Harris, Meghan Trusley
- ❖ The following guests were present: Nick Ware

AGENDA SETTING

PROPOSED APPROVAL OF AGENDA FOR REGULAR MEETING ON NOVEMBER 8, 2022

Charles Lancaster made a motion to approve the presented agenda of the Regular EDA Meeting held on November 8, 2022. Jim Cutler seconded the motion. Chair Partain called for all those in favor of approving the motion to indicate so by saying aye. There was no opposition, and the motion was approved by unanimous consent.

MINUTES

PROPOSED APPROVAL OF MINUTES OF THE REGULAR EDA MEETING HELD ON SEPTEMBER 13, 2022

Charles Lancaster made a motion to approve the minutes of the Regular EDA Meeting held on September 13, 2022. Paul Lee seconded the motion. Chair Partain called for all those in favor of approving the motion to indicate so by saying aye. There was no opposition, and the motion was approved by unanimous consent.

OLD BUSINESS

None.



NEW BUSINESS

PROPOSED APPROVAL OF INVOICES RELATED TO HOSPITAL PROPERTY

Deputy CFO Jama House presented two invoices related to the operation of the hospital property located at 100 Gross Crescent Circle in Fort Oglethorpe for ratification. The ratification of these invoices should complete the Economic Development Authority's obligation to ratify invoices related to the hospital property. The first, from North Georgia EMC for September service, totaled \$64,305.24. The second, from Scana Energy for natural gas, totaled \$17,529.33.

Jim Cutler made a motion to ratify the payment of the invoices. Mike Signiski seconded the motion. Chair Partain called for all those in favor of approving the motion to indicate so by saying aye. There was no opposition, and the motion was approved by unanimous consent.

REPORTS/DISCUSSIONS

CHAMBER OF COMMERCE

Catoosa County Chamber of Commerce President Amy Jackson informed the board of the "Sample Catoosa Business Expo" coming up this Thursday from 10 AM to 2 PM at the Catoosa Colonnade. She reported that over 100 businesses have reserved booth spaces for the event.

FINANCE

Deputy CFO Jama House updated the Board's financial position with a report from September. In September, the EDA Cash Balance was \$1,519,962.75, which included lease payments from both tenants located at 100 Gross Crescent Circle. The majority of this balance is due to the County to pay for Hospital building expenses.

A new Hutcheson Building Budget Report was also presented to the board which showed a loss of \$181,735.31 year to date, as of September 30th, 2022.

ECONOMIC DEVELOPMENT REPORT

Meghan Trusley updated the board with a verbal report regarding current Economic Development Activity in the County. She noted that the Economic Development had received a Notice to Proceed on road construction at the Business Park from TVA in regards to their InvestPrep Grant in May of 2022. Staff has met with various engineers and are actively reviewing the project. She also reported that all interest in the Business Park property is being directed to the Northwest Georgia Joint Development Authority, who are actively responding to Requests for Information. She also reported that staff and partners are meeting with Manufacturers in Catoosa County on a monthly basis. They met with Propex in September and with Roller Die + Forming and Legacy Manufacturing in October.

EXECUTIVE SESSION

Mike Signiski made a motion to enter Executive Session for the purposes of Legal and Real Estate discussions. Charles Lancaster seconded the motion. Chair Partain called for all those in favor of approving the motion to indicate so by saying aye. There was no opposition, and the motion was approved by unanimous consent. The board entered Executive Session at 4:15 PM.



Charles Lancaster made a motion to exit Executive Session. Paul Lee seconded the motion. Chair Partain called for all those in favor of approving the motion to indicate so by saying aye. There was no opposition, and the motion was approved by unanimous consent. The board exited Executive Session at 5:03 PM.

OPEN SESSION

PROPOSED APPROVAL OF INDUCEMENT RESOLUTION FOR CHATTANOOGA INDUSTRIAL THREE, LLC FOR CLOUD SPRINGS ROAD PROJECT

Chris Harris, from the County Attorney’s Office, presented an Inducement Resolution for Chattanooga Industrial Three, LLC for the Cloud Springs Road Project. This resolution, while not legally binding, states the willingness and intent of the Catoosa County Economic Development Authority to offer incentives based on capital investment and jobs to Chattanooga Industrial Three, LLC, as well as issue bonds and finance the proposed project. (See Attached Resolution)

Jim Cutler made a motion to approve the Inducement Resolution for Chattanooga Industrial Three, LLC for Cloud Springs Road Project. Mike Signiski seconded the motion. Chair Partain called for all those in favor of approving the motion to indicate so by saying aye. There was no opposition, and the motion was approved by unanimous consent.

ADJOURN

Charles Lancaster made a motion to adjourn. Paul Lee seconded the motion. Chair Partain called for all those in favor of approving the motion to indicate so by saying aye. There was no opposition, and the motion was approved by unanimous consent. **The board adjourned at 5:04 PM.**

Officer Approval of Minutes

Name _____

Position _____