



**REGULAR MEETING MINUTES**

**MONDAY, AUGUST 12, 2019 4:00PM**

**ADMINISTRATIVE CONFERENCE ROOM - CATOOSA COUNTY ADMINISTRATION BUILDING**

**800 LAFAYETTE STREET**

**RINGGOLD, GEORGIA**

**TIME AND PLACE OF THE MEETING**

The regular meeting of the Catoosa County Development Authority/ Development Authority of Catoosa County (EDA) was held on August 12, 2019 at 4:00 PM in the Administrative Conference Room of the Catoosa County Administration Building, 800 Lafayette Street, Ringgold, Georgia.

**CALL TO ORDER**

Chairman Rick Partain called the meeting to order at 4:03 PM and established that a quorum was present.

- ❖ The following board members were present: Rick Partain, Mike Signiski, Ray Johnson, Charles Lancaster
- ❖ The following board members were absent: Lisa Headrick and Stephanie Dickert
- ❖ The following ex officio members were present: Amy Jackson, Steven Henry, Jim Cutler

**AGENDA SETTING**

**PROPOSED APPROVAL OF AGENDA OF REGULAR EDA MEETING HELD ON AUGUST 12, 2019**

Keith Barclift added a "Proposed Approval of Project Anvil Incentives" under the Open Session portion of the meeting. *Charles Lancaster made a motion to approve the amended agenda of the regular EDA meeting held on August 12, 2019. Mike Signiski seconded the motion. Chairman 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 REGULAR EDA MEETING HELD ON JULY 9, 2019**

*Ray Johnson made a motion to approve the minutes of the regular EDA meeting held on July 9, 2019. Charles Lancaster seconded the motion. Chairman 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**

**INCENTIVES COMMITTEE UPDATE**

Economic Development Director Keith Barclift reported that the committee has met and was in agreeance that due to the legal structure of tax abatements in Georgia a minimum investment amount would need to be determined in order to make recommendations.

**NEW BUSINESS**

None.

**REPORTS/DISCUSSIONS**

**ECONOMIC DEVELOPMENT DIRECTORS REPORT**

Economic Development Director Keith Barclift provided the board with a written report of activity for the previous month. Barclift reported that he would add a finance report to the "Reports/Discussions" section of the agenda moving forward in order to keep the board updated on financial matters.

#### **EXECUTIVE SESSION**

*Mike Signiski made a motion to go into Executive Session. Charles Lancaster seconded the motion. Chairman 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 into Executive Session at 4:15 PM.*

*Ray Johnson made a motion to come out of Executive Session. Michael Signiski seconded the motion. Chairman 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 4:56 PM.*

#### **OPEN SESSION**

##### **PROPOSED APPROVAL OF TVA INVESTPREP AGREEMENT**

*Mike Signiski made a motion to approve Rick Partain to execute documents related to the TVA InvestPrep Agreement. Charles Lancaster seconded the motion. Chairman 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.*

##### **PROPOSED APPROVAL RESOLUTION FOR SALE OF A PORTION OF PROJECT JUMP TO RINGGOLD MEDICAL TWO AND TO RE-STRUCTURE THE REMAINING DEBT OWED ON THE PROPERTY**

*Ray Johnson made a motion to approve a resolution for the sale of Lot 3, which is 2.38 acres, in the Project Jump plat for \$900,000 to Ringgold Medical Two, Inc. and to re-structure the debt owed to Financial Corporation so as to apply the net proceeds of Lot 3 to the remaining debt owed on the property. Charles Lancaster seconded the motion. Chairman 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.*

##### **PROPOSED APPROVAL TO BEGIN WORK FOR AFFINITY ENVIRONMENTAL**

*Mike Signiski made a motion to approve the authorization to begin work for Affinity Environmental for the contract amount of \$5,080.64 for asbestos removal. Ray Johnson seconded the motion. Chairman 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.*

##### **PROPOSED APPROVAL OF PROJECT ANVIL INCENTIVE PACKAGE**

Keith Barclift presented an incentive package for Project Anvil that included a 55% reduction in both real and personal property taxes and a reduction of the asking price per acre by 75% per acre.

*Ray made a motion to approve the incentive package as presented. Mike Signiski seconded the motion.*

Discussion on the motion included a further reduction of the asking price per acre.

*Mike Signiski made an amendment to the motion that the asking price per acre be reduced by 100% for up to 30 acres in an "as-is" condition. Ray Johnson seconded the amendment to the original motion. Chairman 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 the meeting. Mike Signiski seconded the motion. Chairman Partain called for all those in favor of approving the motion to indicate so saying aye. There was no opposition and the motion approved by unanimous consent. The meeting adjourned at 5:03 PM.*

