



RESCHEDULED REGULAR MEETING MINUTES
MONDAY, MAY17, 2021 at 4:00 PM
CATOOSA COUNTY ADMINISTRATION BUILDING
800 LAFAYETTE STREET, RINGGOLD, GEORGIA

TIME AND PLACE OF THE MEETING

The rescheduled regular meeting of the Catoosa County Development Authority/Development Authority of Catoosa County (EDA) was held on May 17, 2021 at 4:00 PM at Catoosa County Administration Offices located at 800 Lafayette Street, Ringgold, Georgia.

CALL TO ORDER

Chair Rick Partain established that a quorum was present and called the meeting to order at 4:00 PM.

- ❖ The following board members were present: Rick Partain, Mike Signiski, Jim Cutler, Ray Johnson, Paul Lee
- ❖ The following board members were absent: Stephanie Dickert, Charles Lancaster
- ❖ The following ex officio members were present: Amy Jackson, Marissa Brower
- ❖ The following guests were present: Carol Roberts, Cait Haygood

AGENDA SETTING

PROPOSED APPROVAL OF AGENDA OF RESCHEDULED REGULAR EDA MEETING HELD ON MAY 17, 2021

Ray Johnson made a motion to approve the agenda as presented of the Rescheduled Regular EDA Meeting held on May 17, 2021. 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.

MINUTES

PROPOSED APPROVAL OF MINUTES OF THE REGULAR EDA MEETING HELD ON APRIL 13, 2021

Ray Johnson made a motion to approve the minutes of the Regular EDA Meeting held on April 13, 2021. 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.

OLD BUSINESS

None.

NEW BUSINESS

SAGE RINGGOLD, LLC PROPERTY SURVEY RESULTS



Economic Development Director Keith Barclift presented the results of a survey from Barge Design of the Sage Ringgold, LLC Property with a 0.16-acre section delineated. This delineated section would allow for a redesign of the lower 15-acre pad, remove a “pinch point” from the pad, and allow an estimated 50,000 SF of building pad on the lower 15-acres. Barclift mentioned that the Sage Ringgold, LLC Developer had a standing offer of \$6,400 for the 0.16 acres. No action was requested at this time.

PROPOSED REQUEST FOR MATCHING COMMITMENT FOR TVA INVESTPREP GRANT

Economic Development Director Keith Barclift requested permission to apply for an InvestPrep Grant through TVA. This grant would be used to construct a 1,950-foot portion of road into the business park to access the upper 8-acre pad and construct an additional southern entrance. This is a 60/40 matching grant with a total estimated cost of \$489,750. The local match requirement would be \$195,900.

Mike Signiski made a motion to approve the InvestPrep Grant application and request \$195,900 in 2019 SPLOST funding for the local match. Jim Cutler seconded the motion.

CFO Carol Roberts noted that the 2019 SPLOST Allocation for Economic Development projects had funding remaining to cover the requested amount.

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.

PROPOSED APPROVAL OF ADDITIONAL LINE ITEM FOR MASS GRADING CONTRACT

Economic Development Director Keith Barclift noted that the Pay Request 3 included a line item that was not on the original mass grading contract with B&J Reed. The line item was for hay bales used for additional erosion control measures on the north and south sides of the park. Barclift requested approval of the additional line item to the mass grading contract. The cost of the hay would be deducted from the Owner Controlled Contingency line item.

Ray Johnson made a motion to approve the addition of a “Hay Bales” line item to the mass grading contract with B&J Reed. 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.

PROPOSED APPROVAL PAY REQUEST 3 for B&J REED CONSTRUCTION, LLC

Economic Development Director Keith Barclift presented Pay Request 3 from B&J Reed Construction, LLC. He noted that Barge Design had given their approvals for the quantities and amounts listed in the Pay Request.

Mike Signiski made a motion to approve Pay Request 3 in the amount of \$152,973.63. Ray Johnson 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.

PROPOSED RECONVEYANCE OF JACK MATTOX RECREATION FACILITY PROPERTY TO CATOOSA COUNTY

Attorney Chad Young stated that in 2014, the County deeded the property consisting of the Jack Mattox Rec Complex to the EDA as part of a Bond issuance for improvements to the Park that was to be repaid from the allocated 2014 SPLOST proceeds. Per Rachel Clark in Finance, the Bond was paid in full at the



time the 2014 SPLOST Cycle ended in 2019. Therefore, the title to the property now needs to be transferred from the EDA back to the County.

Jim Cutler made a motion to reconvey the Jack Mattox Recreation Facility property to Catoosa County. 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.

PROPOSED BOND RESOLUTION FOR SHAW INDUSTRIES PROJECT RP3

Attorney Chad Young presented a bond resolution that would authorize the next steps to proceed with a tax incentive for the Project RP3 MOU that was approved by the EDA on December 22, 2019. This project would be a \$40 million investment and create 90 jobs at the Shaw's RP Facility. The Bond Resolution authorizes a closing date before the end of December 2021.

Mike Signiski made a motion to approve the Bond Resolution for Shaw Industries Project RP3. Ray Johnson 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

FINANCE

County CFO Carol Roberts presented the board with a written financial statement. Current fund balance remained largely unchanged at \$12,989.74. Available SPLOST funds for the 2019 cycle were \$220,992. It was noted that this amount might be understated due to the RPR contract amounts being double counted.

CHAMBER

Catoosa County Chamber of Commerce Chamber President Amy Jackson commented on the recent Job Fair noting that 32 companies were in attendance. In addition, the Chamber recently hosted a successful Golf Tournament at Windstone Golf Club and is working on an upcoming "Run, White & Blue 5k" on July 3.

DIRECTOR'S REPORT

Economic Development Director Keith Barclift presented the board with a written report. He noted that SB255 will provide for communities within 25 miles of a state border to use OneGeorgia funding for competitive retail and tourism projects. These funds will more than likely be used to offset site development costs or other public infrastructure required for the project.

EXECUTIVE SESSION

None.

OPEN SESSION

None.



ADJOURN

Mike Signiski made a motion to adjourn. Ray Johnson 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 4:38 PM.

Officer Approval of Minutes

Name _____

Position _____