



**REGULAR MEETING MINUTES**

**AUGUST 9, 2017 4:00PM**

**PUBLIC MEETING 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 was held on Wednesday August 9, 2017 at 4:00 pm in the Public Meeting Room of the Catoosa County Administration Building, 800 Lafayette Street, Ringgold, Georgia.

**CALL TO ORDER**

Chairman Randall Peters called the meeting to order at 4:02 pm and established that a quorum was present. The following members were present: Tammy Cole, Rodney Crowe, Jim Emberson, Rick Partain, Randall Peters and Mike Signiski. *Stephanie Dickert, Lisa Headrick and Scott Smith were absent.*

**AGENDA SETTING**

**Additions:** None

**Modifications:** None

**Remove:** None

**MINUTES**

***Tammy Cole made a motion to approve the minutes of the regular EDA meeting held on June 21, 2017. Mike Signiski second the motion. Chairman Peters 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.***

**NEW BUSINESS**

**PROPOSED APPROVAL OF PAY APPLICATIONS 1 & 2 OF BROWN BROS. FOR PROJECT JUMP** Attorney Chad Young explained that Brown Bros. Inc. is performing Project Jump site work. The first pay application is for \$279,468.90 for work performed through June 23, 2017. The second pay application is for \$554,385.60 for work performed through July 28, 2017. Both pay applications have been certified by the engineer. For reference purposes, Attorney Young stated total original contract amount is \$1,418,000. Total retainage (10%), including two pay applications, would be \$92,650.50. Brown Bros. should have site work completed by September 1, 2017.

***Rick Partain made a motion to approve pay applications 1 & 2 of Brown Bros. for Project Jump. Rodney Crowe second the motion. Chairman Peters 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 PAY APPLICATION/ INVOICE OF MILLER MCCOY ENGINEERS FOR PROJECT JUMP** Attorney Young explained Miller McCoy is the engineer for Project Jump. The pay application is for \$113,889.23 The Pay Application itemizes tasks 1-10 on the contract with Miller McCoy. Tasks are within contracted amount. Tasks 1-8 are 70% complete and Tasks 9-10 are 100% complete.

***Jim Emberson made a motion to approve the pay application/ invoice of Miller McCoy Engineers for Project Jump. Mike Signiski second the motion. Chairman Peters 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 PAY APPLICATION OF GEOSERVICES, LLC FOR PROJECT JUMP** Attorney Young stated GeoServices performed the geotechnical work to approve compaction on the Project Jump site. The amount of the pay application is \$2,475.00. The contract with GeoServices is through the Project Engineer's General Services Agreement. Pay applications are within approved budget.

At the end of this Project, the County will be reimbursed from the City of Ringgold and Catoosa County (Catoosa County will reimburse 1/3 of project cost, City of Ringgold will reimburse 1/3 of project cost).

***Jim Emberson made a motion to approve the pay application of GeoServices, LLC for Project Jump. Rick Partain second the motion. Chairman Peters 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 RATIFICATION AND APPROVAL OF PURCHASE AGREEMENT AND CLOSING DOCUMENTS FOR SALE OF 1.56 ACRES TO RINGGOLD MEDICAL ONE, LLC FOR PROJECT JUMP** Attorney Young stated that Catoosa County Development Authority sold land to Ringgold Medical One, LLC. Ringgold Medical One, LLC will construct the Center for Sports Medicine facility, own it, and lease the facility back to the Center for Sports Medicine. The purchase price was \$815,448 (\$800,000 was the amount used on the original documents; this amount was incorrect so the documents will be amended to show correct purchase price). Larry Armour owner financed the purchase of this 21 acre piece of property at 0% interest. Each time a piece of property sells, the EDA will collect the money and remit to Larry Armour to pay down on the debt. One note was for \$921,288.84; \$815,448 will come off that note.

***Tammy Cole made a motion to ratify, approve, and authorize the Chairman and Clerk to sign the Purchase Agreement and closing documents for the sale of 1.56 acres to Ringgold Medical One, LLC for Project Jump. Mike Signiski second the motion. Chairman Peters 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/ DISCUSSION**

**NORTHWEST GEORGIA JOINT DEVELOPMENT AUTHORITY REPORT** Keith Barclift stated he marketed Catoosa, Walker, Dade and Chattooga County to foreign companies at the Select USA Investment Summit in June 2017. He gained a prospect at this Summit that is looking at our area to possible manufacture aluminum cans. Keith stated the second Manufacturer's Council meeting took place on July 25 at Georgia Northwestern Technical College in Ringgold. Meetings will take place quarterly. Some topics of discussion included workforce development issues and alternatives to career academies. Keith did a presentation last week at TVA in Nashville, TN. He presented information on all four counties to Project Managers at TVA. This helps TVA learn more about our communities and be more aware of us when they are working with prospects.

**ECONOMIC DEVELOPMENT COORDINATOR REPORT** Katie Sponberger had 1 new lead since the last EDA meeting. The lead came from a retail business who was interested in locating in Ringgold. She also discussed Georgia Northwestern Technical College's Apprenticeship Program that combines classroom training with on-site training. Employers can use the Apprentice program to recruit and train new employees and to upskill their current workforce. In addition, she performed an existing industry visit at Legal Manufacturing with Stephanie Searce (GDEcD) and Patty Hart (GNTC). Legal Manufacturing is interested in pursuing GA Dept. of Labor's On the Job Training program. Lastly, Katie resigned from her position as ED Coordinator due to pursuing a new opportunity with the GA Association of Conservation Districts.

## **ADJOURN**

***Rodney Crowe made a motion to adjourn the meeting. Mike Signiski second the motion. Chairman Peters 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 meeting adjourned at 4:45 p.m.