

Development Authority of Lumpkin County Meeting Minutes  
May 20, 2014  
Conference Room, Lumpkin County Administration Building

Board Members in attendance: Kathy Crafton, Jim Curtis, Donna Gessell, John Gaston, Jim Higdon, JoAnne Taylor, Jason Cox

Associate Members/Guests in attendance: Joy Edelberg, Jane O’Gorman, Sean Phipps, Chris Dockery

Meeting called to order by Chairman Jim Curtis at 9:06am

Motion to approve agenda: Member JoAnne Taylor requested adding discussion of the visioning project to the agenda. Motion to approve as amended. Jim Higdon: Second: Jason Cox. Motion carried.

**Audit Report:** Chris Hollifield, Rushton & Company, presented the 2012/2013 audit to the board. The audit had a clean opinion, good controls, and no management comments. Motion to accept the audit as presented: Donna Gessell. Second: Kathy Crafton. Motion carried.

**Associate members reports:**

Jane O’Gorman reported the college is busy with adult groups, camps, summer school.

Sean Phipps with Water Authority reported the department in the process of hiring an operations manager. He expects to be awarding the contract for the 400 Production Well soon.

**Financial reports**

Monthly financial reports presented by Treasurer Kathy Crafton. Noted an additional item for Accounts Payable as directed by auditors to convert the checks written at the end of the year for the sign project. Year to date position is loss of \$13,151.97. Motion to accept Financial Statements: JoAnne Taylor. Second: Jim Higdon. Motion carried.

**RFP Lot 2 Ethan Allen** – Executive Director Steve Gooch reported we received 3 bids ranging from \$950,000 to \$1.1mil. Each packet has to be evaluated. RFP committee to meet tomorrow to review bids. Some urgency to get moving and get BOC commitment for funding.

**Executive Director Steve Gooch** reported that Don Trice had agreed to act as consultant on the hotel/convention center project. Attached is a draft example of the steps and procedures to follow. The University is limited to supporting the convocation center. Don Trice explained the need for support from politicians and from citizens. Steve stated the need to hire engineers, site planners, attorney to start moving forward. Dan MacCrae is acting as attorney representing the whole project. Steve reminded all that the committee involved was meeting with MacCrae tomorrow at 1:pm Members discussed a trip to Franklin Tennessee to visit a hotel/convention center project that Don Trice was involved with on June 2<sup>nd</sup>. Steve noted that some time soon city and county will have to commit to pay for professional help.

**GA 400 Property:** Steve is communicating with the PPG Lab for the possibility of working out a lease purchase for a building on the property. They currently employ 35 and expect to hire 35 more with the expansion. Possibly may approach the BOC or go on our own for financing. Member Jason Cox questioned whether we would be able to see their business model before commitment? Steve stated we would.

**Visioning project:** Member JoAnne Taylor inquired about the status of the visioning project. The project is further along than had ever been. The BOC has approved the RFP. Amy Booker Chamber President is preparing to release it. JoAnne expressed concern and desire that the work done by Development Authority for the vision for the future be contributed to the visioning process. Donna Gessell expressed the desire for a real vision and expressed hope that the Chamber and Steve will provide the necessary leadership.

**Executive Directors report:** Steve Gooch reported recently attended the GEDA conference . Steve stated that we still need to spend more time with the state economic development department and their project managers in Atlanta office. Steve explained that the city attorney had determined that a citizens referendum would be required to allow a distillery in the Fieldale property. Jane O’Gorman interjected there is support in the city for the distillery. Steve discussed the welcome sign at the end of GA 400. He stated the instead of having the DALC logo on the sign that space will be used for promoting the vineyards. He stated work is in process trying to get an AVA designation for our wine industry.

Donna Gessell shared pamphlets with the new design guidelines for Historic Preservation.

Kathy Crafton reported the P3 conference some attended was very good information on creating public private partnerships.

Steve Gooch mentioned the possibility of creating a TAD corridor along GA 400 to help get financing for projects.

Motion to adjourn: Jim Higdon. Second: JoAnne Taylor. Meeting adjourned at 10:16am.

---

Approved