

HART COUNTY INDUSTRIAL BUILDING AUTHORITY
MINUTES OF MEETING

March 26, 2012

The Hart County Industrial Building met for the quarterly meeting on March 26, 2012 at 5:00 pm at the Hart County Library on Benson Street in Hartwell.

The meeting was called to order at 5:00 pm by Chairman Doug Cleveland. In addition to Chairman Cleveland, others attending were Dan Reyen, Hart County Board of Commissioners, Bill Leard, Hart County Chamber of Commerce Chairman, Dwayne Dye, Economic Developer, Robert E. Ridgway, Jr., Attorney and Pudge Smith, secretary.

Mr. Cleveland welcomed Lauren Peeples, The Hartwell Sun and Bobbie Busha.

The minutes of the December 12 and December 20, 2011 were accepted on a motion by Mr. Reyen and seconded by Mr. Leard.

A review of depository accounts and loan balance was presented by Ms. Smith and accepted.

A copy is attached.

REPORT FROM ECONOMIC DEVELOPER

SD Automotive is moving forward with the apprenticeship program. Their business is good and growth is anticipated.

Mr. Cleveland presented a resolution also prepared by Attorney Ridgway and on a motion by Mr. Reyen and seconded by Mr. Leard, same was approved as follows:

BE IT HEREBY RESOLVED, THAT the Hart County Industrial Building Authority is hereby authorized to make application to the United States Department of Agriculture for a Rural Development Loan in the amount of THREE MILLION TWELVE THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$3,012,750.00) for the purpose of completing the purchase of real property lying and being in the 1117th Georgia Militia District of Hart County, Georgia, being more particularly shown and described s Tract No. 3 on a plat of survey for G. D. Pulliam dated March 10, 1995, recorded in Plat Book 2-E, at Page 273 in the Office of the Clerk of the Superior Court of Hart County, Georgia, a copy of which application is attached hereto as Exhibit "A"; and the Authority hereby authorizes its Chairman, J. Douglas Cleveland to sign and deliver the said Application and any supporting documentation to the appropriate office of the United States Department of Agriculture.

The LEAN Manufacturing Boot Camp was so well received that two more are being offered.

A report was given on the presentation made by the Joint Development Authority to the GA Resource Center on March 22, 2012.

Locally, Mr. Dye reported an uptick in project/prospect activity.

REPORT FROM AUTHORITY ATTORNEY

Attorney Ridgway also reported that the SD Auto personal property lease transaction and documentation had been completed and the documents were approved to be filed with the Authority records.

The Ad Valorem Property Tax Returns and claims for exemption for all newly acquired properties, including the White property, Jankowski property, Foster property, SD Auto property and AgStrong Oils, LLC property, were presented to the meeting by the Authority attorney. After review, they were approved and the Chairman was authorized to sign and have them filed with the Hart County Board of Tax Assessors. Ad Valorem Tax Returns and claims for exemption were also approved for signing and filing for other properties previously returned, including the Hart County Industrial Park and Gateway II (White and Vickery) properties and which are still under lease, including Tenneco, Ritz Instruments, Milbro Manufacturing and Industrial Properties of Georgia (CD Controls) properties. The information for the leased properties was supplied by the companies involved. Copies are on file with the Authority records.

Also, Bill moved and Dan seconded the following resolution: Be it RESOLVED, that any two members of the Authority are authorized to sign, execute and deliver a Limited Warranty Deed prepared by the Authority Attorney conveying the real and personal property heretofore leased by Royston Properties, LLC (Pharmatech) to Royston Properties, LLC. Another deed had been executed and recorded in August, 2011, but the form and property description did not conform to what was required by the Lease Agreement. The current deed includes the leased personal property as well as the real property and will be delivered, but is not intended to be recorded at this time. It was also reported that the ad valorem tax records for Royston Properties, LLC (Pharmatech) may still be consistent with what was on the deed records through January 1, 2011, although the lease should have been terminated in 2010. It was recommended that 100% payments in lieu of taxes required under the lease be continued to be billed for 2011 and 2012 until the tax records have been changed to reflect the new ownership of all the real property in the name of Royston Properties, LLC.

Attorney Ridgway also reported that he is waiting on officials at AgStrong to complete some additional legal work as it relates to AgStrong Oils, LLC and the Authority's acquisition of certain property for the company, the title to which came through Hart AgStrong, LLC and is subject to a prior lease agreement with the Authority as well as security deeds involving Pinnacle Bank and SBA. Modifications of these prior documents

and leases will need to reflect the agreements relating to the Authority's ownership of the properties and its right to payments in lieu of taxes for both projects.

Unless and until the Authority establishes a permanent office, the Authority attorney has agreed to continue to store the Authority records at his office and to be the primary contact for open records requests. He noted that since the last meeting, his office had responded to two requests which had taken considerable time to answer. After the responses were made, there were no further requests made or actions taken by the requesting parties.

OLD BUSINESS

Mr. Cleveland updated the authority on the broadband project. Phase I and II is complete. An award of \$950,000 has been granted by the Department of Community Affairs and the project is moving ahead.

On a motion by Mr. Reyen and seconded by Mr. Leard, the authority confirmed and ratified the payment of a pro rata share of \$416.67 for the application fee of \$2,500.00.

OTHER ITEMS

Mr. Cleveland thanked Mr. Reyen for the support of the commissioners. Mr. Reyen asked about reimbursements for over payment of Ad Valorem taxes on TI Automotive and Fenner Dunlop. Mr. Dye reported that he had personally delivered those checks.

Ms. Busha asked what group was responsible for export opportunities in Hart County. Mr. Dye stated that he was that person and addressed her questions.

It was noted that commissioners whose terms expire this year are Mr. Oglesby, Mr. Dorsey and Mr. Johnson.

The meeting adjourned at 5:40 pm.

M. S. Smith
Secretary