HART COUNTY INDUSTRIAL BUILDING AUTHORITY

MINUTES OF CALLED MEETING

September 27, 2017

A called meeting of the Hart County Industrial Building Authority was held on Wednesday, September 27, 2017 at 5:00 at the Hart EMC Auditorium, 1075 Elberton Highway, Hartwell, Georgia.

The meeting was called to order at 5:00 pm by Chairman Bill Leard with a quorum of members present, including Bill Leard, Doug Cleveland, Mayor Brandon Johnson and Chamber of Commerce Chair Kevin McCraney. Commissioner Joey Dorsey joined the meeting at approximately 5:07 P. M. Chairman Leard welcomed guests Lee Brinson, Tom Hardigree, Michael Isom of The Hartwell Sun and Commissioner Marshall Sayer.

Others attending were Robert E. Ridgway, Jr., Attorney and M. S. Smith, Secretary/Treasurer.

It was noted that the Minutes of the June 26, 2017 Meeting had been e-mailed to all members and was presented to the meeting for consideration.

On a motion by Doug Cleveland and seconded by Brandon Johnson, the minutes of the June 26, 2017 meeting were approved.

The financial report presented to the meeting by Treasurer M. S. Smith as of August 31, 2017 was approved.

Chamber of Commerce Chair Kevin McCraney commented on the upcoming alcohol referendum and stated that the Chamber is not supporting the issue but rather the right for individuals to have a choice.

Commissioner Chair Joey Dorsey confirmed continuing good project activity.

Mayor Brandon Johnson reported good activity in the city and the opening of three restaurants by year end.

Chairman Leard commented on the announcement of Nestle Purina coming to Hartwell.

OLD BUSINESS

None

NEW BUSINESS

The third and final installment of $15,000.00 due on the contract with Retail Strategies, Inc. was discussed. Mayor Johnson moved to approve and Mr. McCraney seconded the motion. A vote was called for with Mayor Johnson and Mr. McCraney voting in favor and Mr. Cleveland and Commissioner Dorsey voting against. Mr. Leard recused himself from voting for conflict of interest. Mayor Johnson said he would take the issue to the City Council meeting on Monday October 2 and ask that they pay the full amount.

Economic Developer Dwayne Dye was absent from the meeting but Attorney Ridgway complimented him on the announcement of Nestle Purina’s proposed investment in Hart County.

Mr. Ridgway then stated that the Memorandum of Understanding, Bond Resolution and Board Documents previously shared with the members as “Project Diesel” were the documents that pertained to the recent announcement by Governor Deal and Nestle-Purina of its desire to invest in Hart County. Mr. Ridgway reviewed the Memorandum of Understanding, the Bond Resolution and Bond Documents, as well as the process by which the proposed transaction could be validated by the Hart Superior Court allowing a closing on the Bond Documents to occur.

Before considering the proposed documents and transaction, Chairman Leard requested that any member having a conflict of interest with Nestle Purina Petcare Company or the proposed transaction recuse themselves from the meeting room at this time. Each member confirmed that he had no conflict of interest.

Motion by Brandon Johnson, seconded by Joey Dorsey to approve the Memorandum of Understanding was approved unanimously by a vote of all five members in favor and none against.

Motion by Doug Cleveland, seconded by Joey Dorsey to approve the Bond Resolution was approved unanimously by a vote of all five member in favor and none against. Motion by Brandon Johnson, seconded by Doug Cleveland to approve the Bond Documents was approved unanimously with a vote of all five members in favor and none against.

Attorney Ridgway then asked if there could be a motion for Chairman Bill Leard (and/or Vice Chairman Doug Cleveland in his absence) to be authorized to sign and execute all documents pertaining to the transaction with the Secretary or any Member attesting and to make such amendments or adjustments to the documents as he deems appropriate, in consultation with legal counsel, in order to close the transaction. Commissioner Dorsey made the motion, Mayor Johnson seconded and the motion passed unanimously.

Attorney Ridgway updated the authority on following ongoing projects:

 SD Auto

 Haering

 Linde+Wiemann

 Hart AgStrong

 Milbro

Mr. Dorsey made a motion and Mayor Johnson seconded, authorizing Chairman Leard to sign a deed to clear the lease to Milbro since requirements have been met.

Chairman Leard reported in Mr. Dye’s absence that he is working on another prospective project. He stated that Mr. Dye’s contract expires December 31, 2017 and the renewal is being discussed. Commissioner Dorsey reported that this was approved in the Commissioner’s meeting September 26, 2017.

Chairman Leard reported a few changes are still to be made to the audit but it should be finalized soon.

The next meeting was announced for December 11, 2017 and the meeting adjourned at 6:00 pm.

M. S. Smith

Secretary