

MINUTES OF THE MEETING OF THE
DEVELOPMENT AUTHORITY OF COLUMBUS GEORGIA
April 13, 2023

MEMBERS PRESENT: Heath Schondelmayer, Selvin Hollingsworth, Tyson Begly, Charles Ray Sheffield, Geniece Granville, Travis Chambers

MEMBERS NOT PRESENT: Dallis Copeland

ALSO PRESENT: Joe Sanders, Jerald Mitchell, Conner Miller, Kathryn Quackenbush, Robert McKenna, Tracey Herring, Heather Chason, Mark Todd, Jerry Peterson

The meeting was called to order by Heath Schondelmayer.

I. WELCOME

- A. March 2, 2023 Minutes - **Upon motion made by Selvin Hollingsworth and seconded by Charles Ray Sheffield, the Authority unanimously approved the minutes of the March 2, 2023 meeting attached as "Exhibit A".**

II. FINANCES

- A. March Financial Update – Tyson Begly commented on several line expenses to include the millage rates being lower. Tyson covered the balance sheet accounts being in line and spoke on the investments towards Muscogee Technology Park. Joe Sanders elaborated on interest rate increases on deposit accounts and planning for upcoming budgets and audits. **Upon motion by Heath Schondelmayer and seconded by Travis Chambers, the Authority unanimously approved the March 2023 Financial Reports attached as Exhibit "B".**

III. ECONOMIC DEVELOPMENT REPORT

- A. Jerald Mitchell presents economic development snapshot. He reported the following items:
- Discussion on Meghan Richardson's work on recent projects, developing the pipeline, and her relocation to the West Point Chamber of Commerce. Jerald commented on looking for a replacement for an Economic Development Director.
 - Jerald recounted the Chamber's strategic goals to attract new jobs, maintain a robust project pipeline to achieve objectives, and market Economic Development projects. Jerald discussed working with the development community to remain competitive and capitalize on opportunities for economic activity. Remarks on securing land for opportunities and continuing site development.
 - Discussion on building relationships with small businesses to strengthen the business environment in Columbus.
 - Discussion on the opportunities to build competitive infrastructure including roadways and the success of the airport. Jerald commented on the demand for large land assets, proximity to interstates and Georgia ports. Jerald recounted the importance of site development.
 - Discussion on strengthening relationship with Norfolk Southern and collaborating with neighboring counties to develop corridors and thruways. Travis Chambers fielded

questions on roadway development in Twiggs County. Geniece Granville inquired about strategies for relationship building. Jerald Mitchell commented on navigating conversations with surrounding county delegations on legislation.

- Discussion on Columbus' water capacity and how it increases industrial attraction due to the State's enhanced focus on electric vehicle manufacturing. Jerald Mitchell commented on leveraging the energy to bring suppliers to the area.
- Jerald briefly reported on opportunities with E-Commerce, Robotics, Mobility and Green Infrastructure.
- Discussion on project pipeline timing, positive activity in terms of RFI and RFP, and delayed decision making.
- Discussion on workforce development activities including economic mobility, interviews with community stakeholders, the International Trade Workforce Council, and the upcoming CREWE event to help address workforce issues and demonstrate available industry opportunities in the Columbus community.
- Conner Miller elaborated on the success of the Industrial Trade Workforce Council, potential CREWE impacts, and Columbus Technical College's development of workforce training programs constructed around micro-credentialing to fill skill gaps missing in the area.
- Discussion on past and upcoming events including the success of the AUSA conference, reception with East Alabama Chamber, the Navigating Barriers Second Chance Hiring Seminar, and the Workplace Stability Retention and Seminar.
- Discussion on the success of the Small Business Boot Camp and continuing to build support for small businesses.

IV. CITY OF COLUMBUS REPORT

- A. Heath Schondelmayer suggested supporting and marketing an upcoming event in June for the GA Police and Fire Games. Discussion on the opportunity to market Columbus.

V. CHAMBER REPORT

- A. Jerald Mitchell reported on the following items:
 - Jerald spoke on the success of the State of the City event, Hub Council's Chamber Day, the election of Cathy Williams as a GDOT Commissioner, and the GA Tourism Council meeting. He also discussed the Gold Dome Drop-in and the goal to ensure Columbus made the Top 9 for legislative decisions.
 - Jerald discussed tying signature events into other Chamber programs. He commented on the State of Fort Benning event and MG Buzzard hosting a reception at his home for Leadership Columbus and Young Professionals participants the prior evening. Jerald briefly reported on the upcoming name change of Fort Benning to Fort Moore.
 - Jerald elaborated on engagements with Small Businesses to increase effectiveness of the Small Business environment including ARP, the CMMC Cybersecurity event, and continuing Small Business Connect events with Mayor Henderson.
 - Jerald expanded on the success and potential impacts of the Red Carpet Tour due to it being a CEO year. Tyson Begly spoke on the feedback received and suggested focusing efforts on marketing and inventory. Geniece Granville commented on the impact community support had.
 - Jerald briefly reported on the upcoming Golf Tournament and GA Joint Defense Commission in May.

VI. OLD BUSINESS

A. Nothing significant to report.

VII. NEW BUSINESS

A. Nothing significant to report.

VIII. LEGAL ISSUES

- A. Rob Mckenna reported that a requested delay was presented to the Authority by legal counsel regarding the Bond Resolution for Project Tremco. No further discussion.
- B. Rob Mckenna discussed the expiration of Rivertown Pediatrics' bond next month. Rivertown has requested to terminate the bond early due to facility developments. **Upon motion made by Heath Schondelmayer and seconded by Geniece Granville, the Authority unanimously approved the early bond termination for Rivertown Pediatrics.**
- C. Rob Mckenna introduced Mark Todd and Jerry Peterson as Bond Council from Magnolia Manor to discuss preliminary bond resolution. Charles Ray Sheffield recused himself.
- Jerry Peterson discussed financing for Magnolia Manor's request for \$130 Million in revenue bonds for site and facility developments.
 - Mark Todd elaborated on the organization's objectives including creating jobs, improving senior living, and strengthening the relationship with CTC.
 - Heath Schondelmayer fielded questions on the organization's executive structure and previous financing sources. Geniece Granville inquired about the organization's experience in similar site development and the expected timetables. Rob Mckenna clarified that there would be no risk or liability to the Development Authority regarding debts or tax obligations.
 - **Upon motion made by Heath Schondelmayer and seconded by Travis Chambers, the Authority unanimously approved the preliminary bond resolution in support of Magnolia Manor.**

IX. EXECUTIVE SESSION

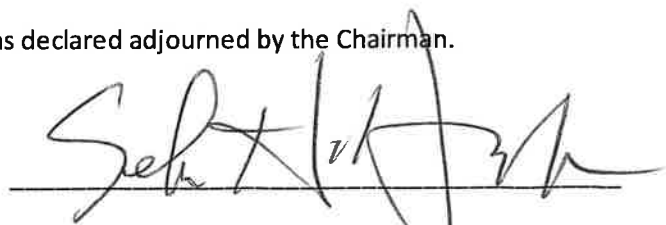
- A. An Executive session was called for by the Chairman.
- B. Upon motion made by Heath Schondelmayer and seconded by Charles Ray Sheffield, the Authority unanimously approved to propose a counteroffer for Atmos property.**

X. MEETING ADJOURNED

There being no further business the Authority was declared adjourned by the Chairman.



Heath Schondelmayer, Chairman



Selvin Hollingsworth, Vice Chair

