

MINUTES OF THE MEETING OF THE  
DEVELOPMENT AUTHORITY OF COLUMBUS GEORGIA  
May 4, 2023

MEMBERS PRESENT: Heath Schondelmayer, Selvin Hollingsworth, Dallis Copeland, Geniece Granville

MEMBERS NOT PRESENT: Charles Ray Sheffield, Travis Chambers

ALSO PRESENT: Joe Sanders, Jerald Mitchell, Pam Hodge, Conner Miller, Robert McKenna, Tracey Herring, Heather Chason, Kaylynn Link

The meeting was called to order by Heath Schondelmayer.

I. WELCOME

- A. April 13, 2023 Minutes - **Upon motion made by Dallis Copeland and seconded by Geniece Granville, the Authority unanimously approved the minutes of the April 13, 2023 meeting attached as "Exhibit A".**

II. FINANCES

- A. Heath Schondelmayer discussed Tyson Begly taking a City Council seat and his subsequent resignation from the Development Authority Board. Joe Sanders reviewed the April finances in Tyson Begly's absence.
- B. April Financial Update – Joe Sanders commented on several line expenses to include the millage rates, insurance, startup, and consulting fees. Discussion on Red Carpet Tour and Chips expenses. Joe covered the balance sheet accounts being in line besides differences in site grading expenses. Discussion on receiving funding from the Development Authority's Accounts Payable with CDEC for site development expenses. **Upon motion by Selvin Hollingsworth and seconded by Dallis Copeland, the Authority unanimously approved the April 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 securing land for opportunities, scaling small business scenarios, working with local developers for revitalization, and maintaining the project pipeline.
  - Jerald reported on pipeline projects and prospects with three projects currently at the proposal stage, representing potential new direct jobs and private investments. He commented on the expectation to capture 10-20% of pipeline leads and this range being in line with industry norms.
  - Jerald recapped on expansion of pipeline due to Red Carpet Tour and seeing an increase in activity from a variety of industry sectors including manufacturing, electric vehicles, chemical production, aerospace and defense, and battery production.
  - Conner Miller reported on regional workforce numbers including available jobs in the Columbus region, average compensation including low-income jobs in the area, and unique job posting demands. He highlighted the need for CDL training and commented on the groundbreaking on CTC's Truck Driving Center. Discussion over concerns for productivity, workforce demand, and the low labor participation rate

compared to rest of the state. Geniece Granville expressed interest in focusing efforts based off data from workforce numbers pre and post COVID. Pam Hodge commented on individuals and businesses operating unlicensed.

- Jerald Mitchell commented on the Small Business Week Proclamation from the Mayor, planning the upcoming Small Business Summer Series to continue engagement, and the ARP Program providing opportunity to engage with small businesses and encourage connections.

#### IV. CITY OF COLUMBUS REPORT

- A. Pam Hodge reported on budget line items for the Development Authority including \$150,000 requested for robotics, and \$500,000 being included from both FY23 and FY24 for SWAST. She discussed the upcoming Mayor's 6-week Summer Youth Employment Program for students aged 16 to 24 to attract students who recently graduated and guide industry interest. Pam commented on moving into City Hall on June 20<sup>th</sup> and beginning designing and planning for TSWAS projects.

#### V. CHAMBER REPORT

- A. Jerald Mitchell reported on the following items:
- Jerald discussed the recent success of Chamber events including the State of the City, the Gold Dome Drop-In, and hosting the Georgia Tourism Council Board Meeting.
  - Jerald recapped on Cathy Williams being appointed the new GDOT Commissioner for our area, Georgia Military College's grand opening, and the successful and positive feedback from Red Carpet Tour.
  - Discussion on Better Work Columbus working on reentry event for the fall with an industry expert scheduled to participate to address workforce issues in the community through supporting formerly incarcerated individuals to reenter society.
  - Discussion on participation in CSU's Revisioning workshop, the upcoming name change of Fort Benning to Fort Moore and mitigating expenses for signage changes due to the name change, as well as tying signature events into other Chamber programs. Jerald commented on the State of Fort Benning event and MG Buzzard hosting a reception at his home for Leadership Columbus and Young Professionals.
  - Jerald commented on the recent Georgia Chamber Board Meeting and its discussions on tax credit programs, workforce development, housing affordability, and Hyundai expansion opportunities in Georgia.
  - Discussion on the upcoming Police and Firefighter event to get sponsorship to host a reception for the participants or provide goodie or swag bags to show support.
  - Jerald briefly reported on the upcoming GA Joint Defense Commission, Annual Golf Tournament and Business After Hours at Legacy Reserve.

#### VI. OLD BUSINESS

- A. Heath Schondelmayer discussed reaching an agreement on an offer for Atmos land of \$750,000 and a 90-day due diligence period has begun. Heath commented on recommendation of using funds for site development.

#### VII. NEW BUSINESS

- A. Nothing significant to report.

VIII. LEGAL ISSUES

- A. Rob Mckenna reported on a corrective deed for Project Tremco. He discussed a delay on the property closing due to a small error that was found in the legal description of the deed regarding land lot specifications. He commented on receiving a request from the title company for the Development Authority to resign the deed with the correction. **Upon motion made by Selvin Hollingsworth and seconded by Geniece Granville, the Authority unanimously approved the resign the corrected deed for Project Tremco.**

IX. EXECUTIVE SESSION

- A. No Executive session called.

X. MEETING ADJOURNED

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



Heath Schondelmayer, Chairman



Selvin Hollingsworth, Vice Chair

