

Development Authority of Columbus, GA
118 W. 11th Street, Suite 102
Columbus, GA 31901
November 13, 2025 – 8:30 AM

Minutes

MEMBERS PRESENT:	Charles Ray Sheffield	Doug Jenkins
	Laura Gower	Will White
	Geniece Granville	Audrey Tillman

OTHERS PRESENT:

Rob McKenna (Page, Scrantom, Sprouse, Tucker & Ford, PC), Missy Kendrick (DACGA), Michelle Phillips (DACGA), Andy Hilmes (DACGA), Bill Dudley (DACGA), Jack Key (CEDC), Christopher Woodruff (CEDC), Pace Halter (CEDC), and Audrey Hollingsworth (CEDC) joined by Zoom

CALL TO ORDER AND WELCOME

Mr. Charles Ray Sheffield called the meeting to order, and a quorum was present.

Mr. Jack Key called the CEDC meeting to order, and a quorum was present.

Audit

Ms. Missy Kendrick presented the final audit report. Mr. White made a motion to approve the audit report. Ms. Gower seconded the motion. Mr. Sheffield, Ms. Gower, Ms. Granville, Mr. Jenkins, Mr. White and Ms. Tillman all voted in favor.

Mr. Jack Key made a motion to approve the audit. Mr. Christopher Woodruff seconded the motion. Mr. Key, Mr. Woodruff, Mr. Pace Halter, and Ms. Audrey Hollingsworth all voted in favor.

The CEDC meeting was adjourned.

Minutes

Mr. Sheffield presented the minutes of the meeting for October 9, 2025. Ms. Audrey Tillman made a motion to accept the previous meeting minutes. Mr. Will White seconded the motion. Mr. Sheffield, Ms. Laura Gower, Ms. Geniece Granville, Mr. Doug Jenkins, Mr. White and Ms. Tillman voted in favor.

Finance Report

Mr. White presented the financial report for October 2025 with Total Assets and Equity of \$22,800,881.98 and Net Income of \$427,027.41. Ms. Gower made a motion to approve the financial report and Ms. Tillman seconded.

Mr. Sheffield, Ms. Gower, Ms. Granville, Mr. Jenkins, Mr. White and Ms. Tillman all voted in favor.

Economic Development Report

Ms. Kendrick advised there is a meeting scheduled for November 17, 2025, with the City department leaders to discuss the clearing and grading at MTP site 12, 13 and 19.

Ms. Kendrick mentioned that the due diligence planning for the South Commons development has been awarded to Barge.

Ms. Kendrick notified the board that there have been letters of support sent for the Piedmont Regional Midtown's Open Heart Surgery facility and for the River Surfing project.

Ms. Kendrick noted that there will be a first ever Strategic Planning session on December 12, 2025. Leadership will come together and discuss the next two to 5 year plan for Choose Columbus.

Ms. Kendrick informed the board that she would like the board to participate in a Leadership Presentation at the Ga. Power Experience Center. They will meet statewide project managers and be able to showcase Columbus. More details will be forthcoming.

Ms. Kendrick presented Ms. Gower, Mr. Jenkins, Mr. Sheffield and Ms. Granville with a certificate for their required 2-hour Board Member Training.

Ms. Kendrick spoke about a FAM (familiarization) tour that will be held next year. The purpose of the tour is to familiarize the board with where the available properties are in our community.

Ms. Kendrick noted that project activity for the month is still very strong.

Workforce Development/Military Affairs

Mr. Andy Hilmes updated the board on the South Korea trip that was on October 24th – October 30th, 2025. He spoke about the partnership that was created with Jinju,

our sister city. Ms. Kendrick and Mr. Hilmes also visited JS Link, the magnet facility that is planning to locate to Columbus.

Mr. Hilmes spoke about the restructuring of Ft. Benning. The result of a massive Department of the Army reorganization and restructure related to training and transformation, the Commanding General (CG) of Fort Benning has been designated as one of the Army's six Portfolio Acquisition Executives (PAE). With the PAE designation, the CG now has oversight and responsibility for the acquisition of ground maneuver weapons systems, associated technologies and equipment. This is a significant increase in the responsibilities of the Maneuver Center of Excellence (Fort Benning) and it likely signals greater involvement by Fort Benning and the Maneuver Center with defense-related industry. Mr. Hilmes recommends community leadership ask the Fort Benning command group for an information brief to better understand Fort Benning's expanded role, implications, and to see how the community best posture to support.

Mr. Hilmes updated the board about the A&P (Airframe and Power Plant) maintenance school. The plan is to have the first five classes to be operational Fall of 2026. Ms. Martha Ann Todd spoke up and mentioned that Columbus Technical College is currently raising funds for the remainder of the classes.

Mr. White asked Ms. Pam Hodge if the city could use part of the SPLOST funds to help fund the classes of the A&P program. She advised that it will be discussed at the next Council meeting.

City Update

Ms. Hodge noted that the Annex will be moving to City Hall by the end of December. She also mentioned that there is a new Sports & Entertainment Authority that has been appointed. She advised the DACG should collaborate with them on developing the South Commons area.

Goodwill Presentation

Mr. Jack Warden provided a presentation about the services provided by Goodwill.

Legal Actions

Mr. Rob McKenna presented the bond resolution for Project Sienna, J.M. Smucker. Ms. Tillman made the motion to approve the bond resolution and Mr. Jenkins seconded the motion. Mr. Sheffield, Ms. Gower, Ms. Granville, Mr. Jenkins, Mr. White and Ms. Tillman all voted in favor.

Mr. McKenna presented the Trucking Bonds for Waggoners for termination. Ms. Granville made the motion to terminate the bonds. Ms. Tillman seconded the motion. Mr. Sheffield, Ms. Gower, Ms. Granville, Mr. Jenkins, Mr. White, and Ms. Tillman all voted in favor.

Mr. McKenna presented the Land Use Restriction for Avalon Apartments for termination, contingent upon them paying the bonds. Ms. Tillman made a motion to terminate the Land Use Restriction contingent payment of the bonds. Ms. Granville seconded the motion. Mr. Sheffield, Ms. Gower, Ms. Granville, Mr. Jenkins, Mr. White, and Ms. Tillman all voted in favor.

Mr. White and Ms. Gower left the meeting.

EXECUTIVE SESSION

Ms. Granville made a motion to go into Executive Session to discuss real estate. Ms. Tillman seconded the motion. Mr. Sheffield, Ms. Granville, Mr. Jenkins, and Ms. Tillman all voted in favor.

Mr. Jenkins made a motion to come out of Executive Session and Ms. Granville seconded. Mr. Sheffield, Ms. Granville, Mr. Jenkins, and Ms. Tillman all voted in favor.

There being no further business, the meeting was adjourned.

Respectfully submitted,



Missy Kendrick

Missy Kendrick
President/CEO