



MEMORANDUM

TO: Walton County Board of Commissioners

FROM: Development Authority of Walton County (DAWC)

DATE: July 28, 2026

SUBJECT: Reactivation of the Industrial Building Authority of Walton County (IBA) and Board Appointments

The Development Authority of Walton County (DAWC) serves as the primary economic development entity for Walton County. DAWC was established as a statutory development authority by the Board of Commissioners (BOC) pursuant to local legislation, with five appointments designated by the BOC.

Recent judicial precedents regarding economic development projects—specifically involving the Rivian litigation—have established that certain traditional financing mechanisms, particularly leasehold-based personal property tax abatements, may no longer be legally permissible under statutory development authorities.

However, constitutional authorities—specifically those created directly by the Georgia General Assembly, such as the Industrial Building Authority of Walton County (IBA)—retain the legal framework necessary to utilize these financing structures effectively and lawfully.

To ensure Walton County maintains competitive and legally sound economic development structures for bonding and financing purposes, DAWC formally requests that the Board of Commissioners reactivate the currently dormant Industrial Building Authority of Walton County (IBA).

By statute, the IBA board composition consists of five (5) members:

Ex-Officio Members (3): The Chairman of the Board of Commissioners, the Mayor of the City of Monroe, and the President of the Walton County Chamber of Commerce.

BOC Citizen Appointees (2): Two citizen members appointed directly by the Board of Commissioners.

Note: The terms for both citizen appointment seats have expired.

DAWC respectfully requests that the Board of Commissioners take the following actions:

1. Reactivate the Industrial Building Authority of Walton County (IBA) for official legal and bonding proceedings.
2. Appoint two citizen members to fill the expired terms on the IBA board.



DAWC formally recommends the appointment of Morris Jordan and Melinda Dally, who currently serve as Chairman and Vice Chairwoman of DAWC, respectively.

Rationale for Recommendation: Dual representation across both authorities will maintain strategic continuity and operational efficiency, as both individuals possess institutional knowledge regarding ongoing economic development projects.

DAWC will remain the lead administrative and economic development agency for Walton County, while the reactivated IBA will serve primarily as the issuing authority for conduit bond transactions and related legal financing structures.