



Spalding County online

Board of Commissioners

SPECIAL CALLED JOINT MEETING

The Board of Commissioners of Spalding County, Georgia, The Board of Commissioners of the City of Griffin, City of Sunny Side and City of Orchard Hill held a Special Called Joint Meeting on Tuesday, July 23, 2002 in the Courthouse Annex in the City of Griffin, Spalding County, Georgia, beginning at 5:00 o'clock p.m.

Those present from the County were Chairman Johnie McDaniel, Commissioners Martha McDaniel, Dick Morrow Michael Kendall, County Manager William Wilson, Assistant County Manager Michael Sabine County Attorney Jim Fortune and County Clerk Phyllis Doane.

Those present from the City were Mayor Joanne Todd, Mayor Pro Tem Dick Slade, Commissioners Walker Cook and Bill Landrum and City Attorney Drew Whalen.

Those present from City of Orchard Hill was Councilman Robert Morgan.

Those present from City of Sunny Side were Mayor Larry Gossett.

Also present were David Luckie, Executive Director and Daa'ood Amin, Chairman of the Griffin-Spalding County Development Authority.

County Chairman Johnie McDaniel called the Special Meeting to order and welcomed the guests.

The purpose of the Special Called Meeting was to hear presentation by the Griffin-Spalding County Development Authority regarding industrial park project for inclusion on SPLOST and also to discuss projects to be included on the November 5, 2002 Bond Referendum for SPLOST.

Mr. David Luckie and Daa'ood Amin of the Griffin-Spalding County Development Authority addressed the Board at this time regarding their industrial park proposal.

The proposal brought forth consisted of the purchase of four tracts of land with six projects for a total amount of \$30,777,525. Mr. Amin stated that this proposal did not include a wastewater treatment facility as they plan to purchase it from another municipality. They also knew that at the previous meeting that there were major water concerns with a new industrial park and they also would not be adding any new water usage. This infrastructure would be taken care of by adjoining municipalities. He said

that it would be prohibitive cost wise for the City of Griffin or Spalding County to provide us with sewer or water for these locations. The property is contiguous to another county. He said that anything that would come on line down the road that would require significant water should be long after the City completes its reservoir in Pike County. There should be no negative impact with this new industrial project.

Attorney Drew Whalen stated that there might be a problem with them being provided services from another county under the Service Delivery Strategy Act. Mr. Luckie said that they prefer to purchase services from the City of Griffin and Spalding County but after looking at the numbers, it might be cost prohibitive. He said that it is possible that water and sewer could be served to one of these locations.

Mr. Luckie commented that Tracts A, C & D are already negotiated but Tract B was still under negotiation. Consequently not to jeopardize any of the negotiations they could not identify the property location at this time until the contracts have been signed. He said that would hope to be able to identify these tracts within the next couple of weeks. The four tracts totaling \$26.5 Million include land acquisition and development costs.

Part of the proposal is to build a 10,000 sq. ft. building for a University Technology Center. Mr. Luckie said that they have been working with the UGA to figure out a way to commercial their research. He said that it is a joint project as they would expand their laboratories on campus and try to partner with food industries. This would be a multi-tenant facility on some of the property and would be operated like an incubator program which we hope would attract a food company or for market research. Hopefully these companies would finish their project within three to five years and have developed a successful product and need somewhere to manufacture or distribute that product and then hopefully they would move into one of our industrial parks and build a facility. The cost of \$2,375,000 would be for the building and operations only. He said that Georgia Research Alliance has shown an interest in partnering with us on this facility.

Another part of the proposal is the North Griffin Entrepreneur Center. The cost for this project would be \$1,875,000 consisting of land acquisition, multi-tenant facility in a defined area and the operations of the facility. This is in conjunction with the Renaissance 2020 Committee for revitalization project in North Griffin area. He said the facility would be a business incubator. Any one wanting to start a new business would have the opportunity to come in with shared facilities. They would have three years to incubate their business and move on to another facility hopefully in Spalding County. He said one room would be used as a literacy classroom and possibly have a day care center in one of the rooms to serve the neighborhood as well as the business that are incubating.

The question was asked by Commissioner Martha McDaniel because of the economy the way it is now, do you have to have the November SPLOST or could it go to March 2003. She said that timing is critical in getting this SPLOST passed. She asked everyone present to think about the timing.

Mr. Amin commented that the County Commissioners decide when there is to be a SPLOST and they just go by their time frame but they want to have everything ready when it is called. He said the down side for having a March SPLOST is the possibility of losing out on a prospect that could have possibly located here. Also the land might not still be available for the Authority to purchase as the tracts would not be purchased until the actual SPLOST vote has passed. Mr. Luckie requested that most of the industrial projects be bonded.

County Manager Wilson stated that the bond indebtedness would be \$3.622 Million, which would make a total for industrial projects in the amount of \$34.3 Million. This would leave approximately \$2.2 Million for other projects that the County would give consideration to.

Commissioners Dick Morrow, Dick Slade, Bill Landrum and Martha McDaniel vocally endorsed the November SPLOST vote.

Commissioner Martha McDaniel approached the subject of the 800 MHZ Telecommunications Tower for the City of Griffin and Spalding County. The City and County have been working on a joint study and the estimated cost for this is \$6 Million and Mr. Wilson would hopefully like for this to be looked at for the SPLOST. Mrs. McDaniel said she was researching this project as she feels there is money available within the Homeland Security Bills for in fact purchasing one of these towers as well as the equipment.

Chairman McDaniel asked that the other cities sitting around the table to prioritize their projects and send them to the County in writing so we can start gathering a plan with the monies that might be left over after the industrial projects.

Upon motion by Commissioner Martha McDaniel, seconded by Commissioner Morrow the meeting was unanimously adjourned at 6:12 p.m.

County Clerk

Chairman

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