



REGULAR SESSION

Thursday, January 14, 2020

10:00 AM

Board of Commissioner's Chambers

Minutes

Coweta County Development Authority and Development Authority of Coweta County

Attendee Name	Title/Company	Board	Status
Ronnie Clotfelter	Chairman	CCDA/DACC	Present
Rob Brass	Vice Chairman	CCDA / DACC	Present
Mike Barber	Treasurer	CCDA/DACC	Present
John Daviston	Secretary	CCDA/DACC	Present
Norman Lundin		CCDA/DACC	Present
Randy Cardoza		DACC	Present
Joe Griffith		DACC	Present
Jerry Ann Conner	Attorney	---	Present
Trae Westmorland	President	---	Present
Molly Giddens	Project Manager	---	Present
Scott Berta	Project Manager	---	Present

Meeting Called to Order

Chairman Ronnie Clotfelter called the meeting to order at 10:00 a.m. There was a quorum present for each authority.

Amended Agenda

Agenda was amended to do officer elections first.

Invocation

Invocation was given by Mike Barber.

Welcome Guests

John Daviston welcomed the guests.

Minutes – December 2020

A MOTION was **MADE, SECONDED** and **CARRIED** to **APPROVE** the Minutes from the December 3, 2020 and December 11th, 2020 called meeting.

Coweta County Development Authority

Result: Approved

Motioned Made by: John Daviston

Seconded by: Rob Brass

Ayes: Lundin, Brass, Barber, Daviston, Clotfelter

Development Authority of Coweta County

Result: Approved

Motion Made by: John Daviston

Seconded by: Rob Brass

Ayes: Daviston, Griffith, Lundin, Brass, Cardoza, Barber, Clotfelter

Financial Report

Mike Barber presented the Financial Report and turned the matter over to Trae Westmoreland. President Westmoreland reported \$9,000 was removed from the Bond account and being corrected. Chairman, Ronnie Clotfelter, and County Manager, Michael Fouts, stated they would work together to figure out the how to better tract activity in accounts. No action was taken as the Board wanted to do so at the next meeting.

Election of Officers

A MOTION was **MADE**, **SECONDED**, and **CARRIED** for electing the following slate of officers for 2021:

Coweta County Development Authority

Chairman – Ronnie Clotfelter

Vice-Chairman- Rob Brass

Treasurer – Mike Barber

Secretary – John Daviston

Development Authority of Coweta County

Chairman – Ronnie Clotfelter

Vice-Chairman- Rob Brass

Treasurer – Mike Barber

Secretary – John Daviston

Coweta County Development Authority
Result: Approved
Motioned Made by: Rob Brass
Seconded by: John Daviston
Ayes: Clotfelter, Daviston, Brass, Barber
Development Authority of Coweta County
Result: Approved
Motion Made by: Randy Cardoza
Seconded by: Joe Griffith
Ayes: Lundin, Griffith, Cardoza, Brass, Clotfelter, Barber, Daviston

45, 47 & 49 Hangars

Jerry Ann Conner and Michael Fouts discussed the execution of P & S for 45,47 & 49 hangars at the Airport Authority. Coweta County had purchased the hangars and improvements and had transferred them to the Coweta County Development Authority at the acquisition. The P & S required \$400,000 nonrefundable earnest money to paid to Coweta County and apply to the purchase price of \$4,000,000.00 which would close in 18 months. All proceeds of the sale would go to the County. Michael Fouts explained that this would allow for the termination of a 99-year lease with the prior owner which was in violation of FAA. In addition, the new owner would be relocating its office and bringing employees, taxable equipment and airplanes, and would also provide significant rental revenue for the airport authority. Upon finding that this transaction furthered economic development and provided employment opportunities, the following motions were made:

A MOTION was **MADE**, and **CARRIED** to **APPROVE** the Coweta County Development Authority to enter into a Purchase and Sale agreement with the Newnan-Coweta Airport Authority.

Coweta County Development Authority Result: Approved Motioned Made by: Mike Barber Seconded by: John Daviston Ayes: Brass, Lundin, Barber, Daviston, Clotfelter
Development Authority of Coweta County Result: Approved Motion Made by: Mike Barber Seconded by: John Daviston Ayes: Brass, Lundin, Griffith, Cardoza, Barber, Daviston, Clotfelter

A MOTION was **MADE**, and **CARRIED** to **APPROVE** the Coweta County Development Authority to enter into a ground lease for the properties with the Newnan-Coweta Airport Authority.

Coweta County Development Authority Result: Approved Motioned Made by: Mike Barber Seconded by: John Daviston Ayes: Brass, Barber, Lundin, Daviston, Clotfelter
Development Authority of Coweta County Result: Approved Motion Made by: Mike Barber Seconded by: John Daviston Ayes: Griffith, Brass, Lundin, Cardoza, Barber, Daviston, Clotfelter

A MOTION was **MADE** and **CARRIED** to **APPROVE** the Coweta County Development Authority to enter into a sublease for the hangars 47 and 49.

Coweta County Development Authority Result: Approved Motioned Made by: Mike Barber Seconded by: John Daviston Ayes: Brass, Barber, Daviston, Clotfelter
Development Authority of Coweta County Result: Approved Motion Made by: Mike Barber Seconded by: John Daviston Ayes: Barber, Daviston, Clotfelter, Lundin, Brass, Cardoza, Griffith

NEW BUSINESS

Hail Aircraft

Discussion was had regarding economic incentives for Hail Aircraft looking to locate at the Newnan-Coweta Airport. Michael Fouts and Trae Westmoreland reported that Hail was entering into a 25-year lease with the Airport Authority, would be bringing 20 jobs and investing 5 million in capital. The project was not large enough for the issuance of a bond but that the addition of the company would be a significant benefit to the airport and the county. It was suggested that the Authority use \$22,477.50 of its bond fees to assist the company with the payment of rental since the Airport Authority was prohibited by law from waiving rental fees. The Airport Authority had agreed to allow the company to suspend rental payments for the first 6 months and pay on the back side of the 25-year term. Discussion was had as to the proper use of the bond fees and whether it should be used for this purpose. A MOTION was **MADE**, and **CARRIED** to **APPROVE** the provision of a grant of \$22,477.50 to Hail Aircraft with

claw back provisions and job and investment obligations determined and agreed upon by the President.

Coweta County Development Authority
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Result: Approved

Motioned Made by: John Daviston

Seconded by: Mike Barber

Ayes: Lundin, Barber, Daviston, Clotfelter
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Nays: Rob Brass

Development Authority of Coweta County

Result: Approved

Motion Made by: John Daviston

Seconded by: Mike Barber

Ayes: Griffith, Lundin, Cardoza, Barber, Daviston, Clotfelter

Nays: Rob Brass

2021 Meeting Schedule

A MOTION was MADE and CARRIED to APPROVE the establishment of the following 2021 meeting dates at 9:00AM at Board of Commissioner's Chambers: 37 Perry Street, Newnan, GA 30263 (Entrance "D").

February 4, 2021

March 4, 2021

April 1, 2021

May 6, 2021

June 3, 2021

(No July Meeting)

August 5, 2021

September 2, 2021

October 7, 2021

November 4, 2021

(No December Meeting)

Coweta County Development Authority
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Result: Approved

Motioned Made by: Rob Brass

Seconded by: Mike Barber

Ayes: Daviston, Brass, Barber, Lundin, Clotfelter

Development Authority of Coweta County

Result: Approved

Motion Made by: Joe Griffith

Seconded by: Randy Cardoza

Ayes: Brass, Lundin, Cardoza, Barber, Daviston, Clotfelter, Griffith
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Conflict of Interest Resolution

A MOTION was MADE and CARRIED to APPROVE a Conflict of Interest resolution.

Coweta County Development Authority
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Result: Approved

Motioned Made by: John Daviston

Seconded by: Rob Brass

Ayes: Lundin, Brass, Barber, Daviston, Clotfelter
Development Authority of Coweta County Result: Approved Motion Made by: Randy Cardoza Seconded by: John Daviston Ayes: Brass, Cardoza, Barber, Daviston, Griffith, Lundin, Clotfelter

President's Report

The President presented his report of project activity. Additionally, the 2021 Business Plan was presented. 2020 targets and outcomes were reviewed and 2021 objectives were discussed.

EXECUTIVE SESSION

A MOTION was **MADE, SECONDED** and **CARRIED** to enter executive session to discuss personnel and real estate.

Coweta County Development Authority Result: Approved Motioned Made by: John Daviston Seconded by: Rob Brass Ayes: Brass, Barber, Daviston, Clotfelter, Lundin
Development Authority of Coweta County Result: Approved Motion Made by: John Daviston Seconded by: Rob Brass Ayes: Griffith, Brass, Lundin, Cardoza, Barber, Clotfelter

A MOTION was **MADE, SECONDED** and **CARRIED** to re-enter regular session.

Coweta County Development Authority Result: Approved Motioned Made by: John Daviston Seconded by: Rob Brass Ayes: Brass, Barber, Daviston, Clotfelter, Lundin
Development Authority of Coweta County Result: Approved Motion Made by: John Daviston Seconded by: Rob Brass Ayes: Griffith, Brass, Lundin, Cardoza, Barber, Clotfelter

A MOTION was **MADE, SECONDED** and **CARRIED** to offer pay Trae his quarterly salary supplement.

Coweta County Development Authority Result: Approved Motioned Made by: Mike Barber Seconded by: Rob Brass Ayes: Brass, Barber, Clotfelter
Development Authority of Coweta County Result: Approved

Motion Made by: Mike Barber Seconded by: Rob Brass Ayes: Brass, Cardoza, Barber and Clotfelter
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There being no further business, the meeting was adjourned at 12:11 pm.

Respectfully Submitted,

John Daviston, Secretary

Guests in Attendance

Greg Wright	
Michael Fouts	
Larry Alford	