

Franklin County Industrial Building Authority  
Preliminary - IBA Meeting Minutes  
Called Meeting  
April 3<sup>rd</sup>, 2024

Present

Mayor Lee Moore  
Mayor Courtney Umbehant  
Mayor Keith Turman  
Mayor Missy Holbrook  
Aubrey Lunsford  
Robert Isherwood  
Kyle Foster  
Andrea Grant  
Tonya Powers  
Rachel Howington

Absent

Mayor Annie Wallace

Guests \_\_\_\_\_

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**A. Preliminaries**

Mayor Lee Moore called the meeting to order at 8:32 am. There was no declaration of Conflict of Interest. Mayor Turman made a motion to accept the agenda and February minutes as presented, Mayor Umbehant seconded. All were in favor.

**B. Old Business**

1. Sewer Discussion – Chairman Moore discussed sewer options that had been provided by county engineer John Phillips as requested by BOC Chairman Jacques. Out of the four options IBA Director Tonya Powers would like to recommend to the BOC options 2 and 3. Option two is for \$1.9 million and option three is for \$2.2 million. Chairman Moore stated that he would like to recommend option 2 and 3 as well. Robert Isherwood stated he was concerned about the cost to tax payers. Powers mentioned that developers of the tract on Old Federal are willing to partner in the funds of getting sewer infrastructure to their site. Powers also mentioned grants that are available that must be applied for by a municipality or a government entity and not the land owners. Umbehant stated he felt like option 1 is too limited and option 4 was too wide of a scope and he also recommends option 2 and 3. Umbehant also mentioned the amount of sewer and tax revenue that new industries provide would help recover the costs of the initial sewer installation.
2. Clearing at Central Franklin Industrial Park – Powers has received several quotes on clearing are removing the stumps on lots 4 and 5 at the park. This process has historically been done on other lots when they went under contract. These quotes will be further reviewed before giving a contractor the order to proceed.
3. Strategic Plan Update – Moore and Powers met with Andrew Carnes Regional Economic Developer with Georgia Power which is Rope Robert's predecessor.

Carnes could possibly work on the Strategic Plan at no cost to the IBA. Moore stated that the IBA has reached out to the BOC and BOE regarding partnering in the Strategic Plan. Umbehant stated the IBA is not for runaway growth as the public perceives. The IBA is looking for goals and how to achieve said goals with the BOC being involved in the Strategic Plan for the IBA not the Strategic Plan for the BOC. Powers mentioned a plan for targeting industries and what those industries utility needs could be. Infrastructure is needed to attract industries and to advance the needs of the residents of Franklin County.

### **C. New Business**

1. Powers stated all new business was wrapped into the old business.

### **D. Miscellaneous**

1. At this time there is no miscellaneous business to discuss.

### **E. Public Comment**

1. Jason Boyce asked to see the sewer options that the IBA is recommending and the definition of a targeted industry. Powers stated that the information could be posted on social media. Boyce also asked what is being developed on exit 160. Boyce asked if the 2023-2024 legislature laws were to pass, we will lose homing rules in the county. He stated the State wants control of all zoning.
2. Blake Lickteig wanted to expand on the contribution of the developers. They are flexible and open to ideas to help with the sewer expansion to their site on Old Federal.
3. Courtney Long's first question was about a force main to Blake's property. What does this mean? Is the lift station being upgraded? Moore defined the differences in gravity fed and force main sewers. Force mains can not be tapped on. Long then inquired about the clearing of lots 4 and 5 in the industrial park. Powers stated that in the contract the IBA agreed to clear the lots just as we had done for the previous purchasers of lots in the park.
4. Joe Greene inquired about the Strategic Plan. He stated that there should be a larger plan and all the entities should fold into the larger plan. Chairman Moore stated that he totally agreed and that there is strength in numbers and the entities meet quarterly. Powers stated that the big picture is to be a part of the Comprehensive Plan and to go in the same direction. Having all mayors and BOC participation on the IBA board ensures that we the IBA head in the same direction.
5. Courtney Long asked if it would be smart to wait on the county Comprehensive Plan before doing a Strategic Plan for the IBA. Moore stated the key things the IBA is

looking at is job growth and workforce. Umbehant stated that the IBA's focus is on industrial growth and 90% of the growth is in the cities and will not fall under the county's Comprehensive Plan and that there wouldn't be industrial growth outside the cities and the I-85 corridor.

**F. Adjournment**

Motion by Mayor Turman to adjourn the meeting. Seconded by Mayor Umbehant. No discussion. Unanimous approval.

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IBA Treasurer

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Date

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IBA Executive Secretary

\_\_\_\_\_  
Date