

Franklin County Industrial Building Authority
Preliminary IBA Meeting Minutes
Called Meeting
September 16th, 2026

<u>Present</u>	<u>Absent</u>	<u>Guests</u>
Mayor Lee Moore Mayor Courtney Umbehant Mayor Eli Brown Mayor Jason Phillips Mayor Missy Holbrook Aubrey Lunsford Robert Isherwood (via Zoom) Tonya Powers Rachel Howington		

A. Preliminaries

Mayor Lee Moore called the meeting to order at 8:30am. There were no declarations of conflict of interest.

Mayor Courtney Umbehant led the invocation and pledge.

Mayor Jason Phillips made a motion to approve the agenda and the March 2026 meeting minutes as presented. Mayor Missy Holbrook seconded the motion. The motion carried unanimously.

B. Public Comment

- Cindy Youngblood, Carnesville, GA requested information about the decision-making process, the distribution of tax revenue, and the anticipated effects of the new Walmart Distribution project.
- Bruce Scranton, Franklin Springs, GA asked about the amount of revenue the IBA would receive, whether any would support the Franklin Springs waste water treatment plant and the project's anticipated effects on utilities, taxes, population, schools, jobs and workforce training. Mr. Scranton also inquired about the process for replacing the Executive Director if a vacancy occurs.
- Lynn Briley, Carnesville, GA raised concerns about the reported property boundary and access affecting neighboring property owners near the Walmart site and asked that officials review the matter.

C. New Business

- Chair Mayor Lee Moore introduced the proposed resolution among Franklin County Industrial Building Authority, Walmart Fulfillment Services, LLC, the Franklin County

Board of Tax Assessors, and the Franklin County Tax Commissioner. He reported that representatives of the Board of Education, Board of Commissioners, fire departments, Tax Commissioner's Office, and Tax Assessor's Office had participated in discussions.

The proposed fulfillment center was described in the resolution as an approximately \$1.25 billion investment expected to create 954 full-time jobs. Chair Moore stated that the project was not expected to create significant new water, sewer, or electricity demands. He also reported anticipated workforce-development coordination with Franklin County's CTAE program and North Georgia Technical College.

County Commission Chair Courtney Long asked about the IBA's scheduled payments under the agreement, the order in which revenues would be distributed, the relationship between the IBA's allocation and the services provided by the County and school system, and the agreement's performance thresholds for job creation and capital investment.

Chair Moore and Authority Attorney Abbot Hayes explained that the scheduled IBA payments were intended to replace the County's annual operating contribution to the Authority, support the Authority's long-term financial independence, and fund economic development and infrastructure needs. They stated that the Franklin County Tax Commissioner would collect and distribute payments under the agreement and applicable millage rates. The Authority also committed to issuing annual reports showing how the funds are used.

A motion was made by Mayor Umbehant and seconded by Mayor Phillips to approve the resolution. The motion carried 5-1, with Robert Isherwood voting against.

D. Miscellaneous

No miscellaneous business was discussed.

E. Executive Session

No Executive Session.

F. Adjournment

Mayor Moore asked for a motion to adjourn the meeting. Mayor Umbehant made a motion to adjourn the meeting at 9:00 AM. Mayor Phillips seconded the motion. With no further discussion, the motion was unanimously approved.

IBA Treasurer

Date

IBA Executive Secretary

Date