

**CATOOSA COUNTY DEVELOPMENT AUTHORITY/
DEVELOPMENT AUTHORITY OF CATOOSA COUNTY**

**800 LAFAYETTE STREET
RINGGOLD, GEORGIA
June 9, 2015 4:00PM
REGULAR MEETING**

TIME AND PLACE OF THE MEETING

The regular meeting of the Catoosa County Development Authority/ Development Authority of Catoosa County was held on Tuesday June 9, 2015 at 4:00 pm in the Conference Room of the Catoosa County Administration Building, 800 Lafayette Street, Ringgold, Georgia.

CALL TO ORDER

Chairman Randall Peters called the meeting to order at 4:00 pm and established that a quorum was present. *The following members were present: Randall Peters, Roger Bowman, Raymond Clark, Jim Emberson, Michael Signiski, and Stephanie Dickert. Rodney Crowe, Scott Smith, and Noah Nichols were absent.*

AGENDA SETTING

Additions: None Modifications: None Remove: None

MINUTES

Jim Emberson made a motion to approve the minutes of the regular EDA meeting held on May 12, 2015. Michael Signiski second the motion. Chairman Randall Peters called for all those in favor of approving the motion to indicate so by saying aye. There was no opposition and the motion was approved by unanimous consent.

OLD BUSINESS

NEW BUSINESS

PROPOSED APPROVAL OF TERRACON INVOICE FOR TESTING SERVICES FOR HWY. 151 PROJECT County Attorney Chad Young stated we have received the latest in a series of invoices from Terracon for the testing they have done on road compaction for the Hwy. 151 project. This invoice covers services through May 9, 2015. The invoice totals \$472.50 which brings the total billed amount to \$10,321.75. The approved estimated amount is \$40,000. Attorney Young stated we are well below budget of the approved estimated amount. ***Stephanie Dickert made a motion to approve the latest invoice of \$472.50 from Terracon Testing. Raymond Clark second the motion. Chairman Randall Peters called for all those in favor of approving the motion to indicate so by saying aye. The motion passed by unanimous consent.***

PROPOSED AGREEMENT WITH NGEMC FOR COST SHARING TO RE-LOCATE POWER POLES AND STRUCTURES FOR HWY. 151 PROJECT County Attorney Chad Young stated there had been a dispute with the adjoining property owner about whether we can use dirt from their property as fill when we are building the road. EDA board approved a change order for \$12/cubic yard at a maximum of 3,500 cubic yards if Brown Bros. has to haul in dirt from offsite. Brown Bros. ended up reducing cost from \$12/ cubic yard to \$10/cubic yard. Attorney Young stated the EDA board reached an agreement with adjoining property owners to give us up to 2,500 cubic yards of dirt from the adjoining site for no cost. This is estimated to be 1,000 more cubic yards that we need.

In addition, Attorney Young stated that on Holcomb Road near the NGEMC substation there is a power pole sitting where our road comes out. Last August, our engineer reached out to NGEMC's engineer about relocating power pole. Our contractor has had to sit idle for a period of time waiting on NGEMC's answer. Ultimately, NGEMC is going to have to remove 3 poles and install 5 poles which will cost \$36,756. Some of these poles need to be upgraded and NGEMC has

proposed to split the cost with the EDA which would be \$18,378 for each party. In the meantime, Brown Bros. has had to re-mobilize their base stone subcontractor and their curb and gutter subcontractor. Brown Bros. is requesting \$9,100 in change orders for re-mobilization and the extra expense to work on their dump trucks in a confined area in lieu of off road trucks. Our engineer feels like NGEMC should absorb this expense because they caused the delay. Attorney Young stated the matter before the Board would be whether to pay half of the cost to NGEMC for relocating poles (which is \$18,378) but at the same time request credit for \$9,100 Brown Bros. change order. Attorney Young explained the delay will affect our time frame because it's a 3-4 week turn around to complete work once we reach an agreement. The delay will also affect Zaxby's ability to get power to their site. If the EDA does have to pay for the poles we will be close or over budget. **Roger Bowman made a motion to approach NGEMC with agreement to pay \$18,378 if NGEMC covers the \$9,100 change order from Brown Bros. Michael Signiski second the motion. Chairman Randall Peters called for all those in favor of approving the motion to indicate so by saying aye. The motion passed by unanimous consent.**

PROPOSED CHANGE ORDER WITH BROWN BROS. FOR RE-MOBILIZATION COSTS DUE TO CONSTRUCTION DELAY County Attorney Chad Young explained that we would need a change order submitted by Brown Bros. for the \$9,100 re-mobilization costs and the additional expense for having to use dump trucks as opposed to off road trucks. **Michael Signiski made a motion to approve the change order from Brown Bros. Stephanie Dickert second the motion. Chairman Randall Peters called for all those in favor of approving the motion to indicate so by saying aye. The motion passed by unanimous consent.**

PROPOSED MOU FOR SHAW PROJECT County Attorney Young stated that the EDA has approved the tax abatements on the new equipment Shaw is bringing for their \$45 million investment and jobs commitment. Shaw has approached Mike Helton and Dan Wright about making an additional \$11.5 million capital investment. They have requested an amendment to the bond documents to give them the same tax abatements on the same scale and time period for the extra \$11.5 million capital investment. Shaw is willing to increase jobs commitment from 90 to 98. They had previously requested that the county and city waive all permit fees and guarantee that GDOT would allow them to do some of the same things that GDOT allowed Costco and Cabela's to do with trees and signage. In conjunction with the city, an MOU has been established that would allow Shaw to increase their bond from \$45 million to \$56.5 million. They would receive the same tax abatement scale which states no taxes on the new equipment for the first 3 years, then 15% each year after. At 10 years the equipment will be 100% taxable. Shaw has guaranteed that no matter what the figures come out to be, they will never pay any less taxes than what they pay now and they would commit for 8 more jobs. The county would not be losing any money in this deal. County Attorney Young stated Shaw can approach the city of Ringgold and GDOT directly to ask them about signage and permit fees. **Roger Bowman made the motion to approve the bond increase from \$45 million to \$56.5 million, give Shaw the same tax abatements on the additional equipment, and if they don't deliver the jobs or make the investment they will lose the tax abatements and have to pay the county's legal fee. Jim Emberson second the motion. Chairman Randall Peters called for all those in favor of approving the motion to indicate so by saying aye. The motion passed by unanimous consent.**

REPORTS

ECONOMIC DEVELOPMENT ASSISTANT REPORT Economic Development Assistant Katie Thomason stated that the new EDA website has launched and she gave the board a brief tour of its features. Ms. Thomason explained Mike Key will be taking professional pictures around the county to use for EDA marketing materials. She took part in a conference call regarding a lead from May that would bring substantial jobs and wages to the county, and met with representatives from NWGA JDA, TVA, and NGEMC. Lastly, Ms. Thomason attended the Cabela's and Compressed Natural Gas fueling station grand openings.

EXECUTIVE SESSION

No Executive Session was held.

OPEN SESSION

No Open Session was held.

ADJOURN

Chairman Randall Peters called for all those in favor of adjourning the meeting to indicate so by saying aye. There was no opposition and the meeting was adjourned by unanimous consent. The meeting adjourned at 4:38pm.