

Development Authority of Butts County
Monthly Board Meeting Minutes

The Development Authority of Butts County held its monthly meeting on Friday, July 11, 2025 at the Historic Butts County Courthouse, 25 Third Street, Jackson, GA.

Development Authority Members present and comprising a quorum were:

Members	PRESENT	ABSENT	Members	PRESENT	ABSENT
Zach Burden	X		Roger McDaniel	X	
John Fisher		X	Alicia Washington	X	
John Harkness	X		Arthur White	X	
Fred Head	X				

Staff Present: Executive Director Bob White. Also attending was Authority Counsel, Kevin Brown and representatives from the Brushy Creek Homeowners Association.

I. Welcome and Approval of the Agenda

Chairman Harkness called the meeting to order and determined that a quorum was present. On a motion by Mr. Head, seconded by Mr. Burden, the Board voted unanimously to approve the agenda, as presented...

II. Approval of the Minutes

a) May 9, 2025 Monthly Meeting

Since there was not a June meeting due to the lack of a quorum, there were no Minutes for June. On a motion by Mr. McDaniel, seconded by Ms. Washington, the Board unanimously approved the Minutes of the May 9, 2025 monthly meeting, as presented.

III. Board Items for Discussion and Action

a) Financial Reports – May and June 2025

- Checking IDA
- Checking DABC
- Credit Cards
- Joint Development Authority of Butts & Spalding

On a motion by Mr. McDaniel, seconded by Mr. Head, the Board voted unanimously to accept the Financial Reports as presented.

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IV. Old Business:

a) **FY2026 Budget:** Executive Director Bob White reported that Development Authority allocation under the County's FY2026 Budget would remain at \$115,000 for the new fiscal year. He further noted that staff would present a recommended FY2026 Development Authority Budget at the August meeting.

V. New Business:

a) **Public Officials Liability Insurance Policy** —Executive Director Bob White reported that the Public Officials Liability Policy had been renewed with Greenwich Insurance Company. The cost for the policy remained unchanged from the previous year at \$3,173.

b) **Electric Cities of Georgia Economic Development Bus Tour** – Bob White reported that the Development Authority and the City of Jackson will host a stop on the 2025 Electric Cities of Georgia Economic Development Bus Tour with participants to include project managers from the Georgia Department of Economic Development and other statewide economic development organizations. Mr. White noted that Butts County was included on the Tour because the City of Jackson is recognized as an Electric City, and the venue for this year's Tour will be the Butts County Performing Arts Center. Mr. White said that we anticipate 25-30 guests for the gathering beginning at 8:30 a.m. through 9:45 a.m. on August 12th, and the Authority members are urged to attend.

VI. Staff Reports and Information – Bob White provided a brief update on project activity since the last meeting.

VII. Executive Session- Legal, Personnel and Real Estate Matters: On a motion by Mr. Head, seconded by Mr. McDaniel, the Board voted unanimously to enter into Executive Session to discuss Legal, Personnel and Real Estate matters. Following their discussion and on a motion by Mr. McDaniel, seconded by Mr. Head, the Board voted unanimously to return to the Open Meeting.

a) **Legal and Real Estate Matters:** There was a motion by Mr. Head, seconded by Mr. McDaniel, as follows:

- 1) To approve a Memorandum of Understanding between the Development Authority, and GreenBox Systems, LLC, with acknowledgments by the Board of Tax Assessors of Butts County and the Tax Commissioner of Butts County. As was announced by Governor Brian Kemp last November, GreenBox Systems (the Company) will operate a new automated warehouse and distribution center in a one-million-square-foot facility in the River Park development in Jackson. While related real estate matters were discussed, the Project will consist only of machinery, equipment, fixtures and other personal property, will not include any real estate, trade fixtures or improvements to the real estate, and will have a maximum Principal Amount of the proposed Project Bond estimated at \$125,400,000.

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- 2) As an additional incentive from the State of Georgia, the Authority may apply for a One Georgia Authority EDGE Fund Grant to be used to assist the Company to offset the purchase of machinery or equipment. To initiate the Grant application process, the Authority adopted an Inducement Resolution for the EDGE Grant, and authorized the Chair to execute necessary Grant documents and to enter into an agreement with Allen-Smith Consulting to provide grant writing and grant administration services.

The motion was unanimously approved.

- b) Personnel Matters** – On a motion by Mr. Head, seconded by Mr. McDaniel, the Board voted unanimously to authorize the Chair to proceed with the matters as discussed in Executive Session.

- VIII. Adjournment:** On a motion by Mr. Head, seconded by Mr. McDaniel, the Board voted unanimously to adjourn.

The Minutes were officially approved by the Board on: August 8, 2025

Executive Director

Chairman