

Development Authority of Butts County
Monthly Board Meeting Minutes

The Development Authority of Butts County held its monthly meeting on Friday, August 8, 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 and Melissa Griffin, Director-Business Retention & Expansion. Also attending was Brad Johnson, County Manager, and a representative 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. Arthur White seconded by Mr. Head, the Board voted unanimously to approve the agenda which was amended to include real estate and personnel matters to the Executive Session section of the Agenda.

II. Approval of the Minutes

July 11, 2025 Monthly Meeting: Executive Director Bob White acknowledged and thanked Mr. White for notifying him of an error in the attendance record for the July meeting. The corrections were made before the meeting. On a motion by Mr. Fisher, seconded by Mr. Head, the Board unanimously approved the Minutes of the July 11, 2025, monthly meeting, as presented.

III. Board Items for Discussion and Action

Financial Reports – July 2025

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

Executive Director Bob White presented the Financials, including current bills to be paid. On a motion by Mr. Arthur White, seconded by Mr. McDaniel, the Board voted unanimously to accept the Financial Reports as presented.

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IV. Old Business:

a) **FY2025 Budget:** Executive Director Bob White reported that all bills for FY 2025 had been paid, and the budget needed to be amended by \$2000 to reflect the actual budget expenditures. Mr. Head said he wanted to thank the County Commissioners for the allocation under the County's FY2026 Budget of \$115,000 to the Development Authority for the new fiscal year. On a motion by Mr. McDaniel, seconded by Mr. Head, the Board unanimously approved amending the FY 2025 budget as presented.

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 (ECG) 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 from 8:30 a.m. through 9:45 a.m. on August 12th, and the Authority members are urged to attend.

V. New Business:

a) **FY2026 Budget Proposal:** Executive Bob White presented the proposed FY 2026 budget. He noted an increase in expenditures due to the restructuring of the parttime Workforce Development Coordinator position to a fulltime Director, Business and Retention position. He also noted a substantial increase in the auditing fee this year due to a change in firms. In addition, the allocation for advertising and marketing shows a significant decrease as the FY2025 budget for this line item reflects updating the website. Chairman Harkness asked that no approval action be taken until after the Executive Session, as a personnel issue needed to be discussed. After reconvening from the Executive Session, on a motion from Mr. Fisher, seconded by Mr. McDaniel, the Board voted unanimously to approve the FY2026 as presented.

VIII. Staff Reports and Information – Executive Director Bob White and Melissa Griffin, Director, Business Retention and Expansion, provided a brief update on business retention and expansion efforts being considered, which include the addition of printed and digital materials and increased social media presence.

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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.

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.

IX. **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: September 12, 2025

Executive Director

Chairman