



**BALDWIN COUNTY  
WORK SESSION**  
January 16, 2024  
1601 N Columbia St, Suite 220  
5:00 PM

---

## MINUTES

### MEMBERS PRESENT

Emily Davis  
John Westmoreland  
Kendrick Butts  
Sammy Hall  
Henry Craig

### OTHERS PRESENT

Brandon Palmer  
Carlos Tobar  
Dawn Hudson  
Cindy Cunningham

### CALL TO ORDER

Chair John Westmoreland called the Work Session to order at 5:00 p.m.

### ADMINISTRATIVE / FISCAL MATTERS

#### Development Authority of Milledgeville and Baldwin County (DAMBC)

Executive Director Jonathan Jackson stated discussions have been held with Commissioners about the Development Plant and he would like to narrow the focus of discussion to the Sibley Smith Industrial Park. He stated he and the Development Authority Board would like to discuss what Commissioners would like to see at the Sibley Smith site.

Commissioner Sammy Hall responded Commissioners want to see "businesses locate at that site".

Mr. Jackson reported that when prospects submit a Request for Information (RFI) one of the first questions they ask is can you accommodate my needs. He continued that when a prospect submits the RFI they are under pressure to get to market and to get there quickly based on things that are done already to the site. He stated the Sibley Smith site is not far enough along to have a company get here quickly. Mr. Jackson stressed that the property needs to be site ready and said getting the site ready is a long process; but, everything does not have to be done at once.

Commissioner Hall stated he would be in favor of "curing" the site, but not putting in water and sewer at this time. Discussion was held about the Milledgeville I Baldwin County Industrial Park, the businesses located there, number of employees and wages of those jobs. He reported the impact of economic development is not measured in the number of jobs or wages; it is measured by the amount of money that goes on the County Tax Digest.

Mr. Jackson distributed a map of the Sibley Smith site and discussed the "green portion" stating he felt this is the piece that should be addressed first. He stated this portion does

not have environmental issues to be addressed; thereby making the process move quicker. He stated clearing and rough grading, entry road, and entry improvements would enhance the property.

Commissioner Henry Craig stated he doesn't think Commissioners have a clear idea of the cost of economic development, i.e. how much water and sewer capacity is required and the cost of infrastructure. He stated Commissioners should know what the real cost is. Commissioner Hall stated he agrees that Commissioners need to see what the cost would be to clear the site and get water and sewer there. He stated the County must know the water and sewer needs to determine if the County would have the capacity to provide it. Mr. Jackson responded he had presented these numbers to the Commissioners a couple of years ago; however, the prices used were 2018 prices and were for the entire park. Now the site map has been broken down and color coded for specific parcels of the property.

Mr. Jackson reported the Development Authority would like for the County to develop a water/sewer plan, dedicate money in the SPLOST to run water and sewer and have a timeline for doing it. He stated DAMBC wants a plan to put before a company that says we have the capacity in the future for water & sewer and this is when it will be done.

Mr. Jackson stated it would be up to the County to develop the plan; however, he would be happy to work with the County in any way. He stressed DAMBC is looking for a commitment from the County to have a plan for water / sewer with the start date.

He reported DAMBC continues to get inquiries from State Project Managers about the Sibley Smith property. He said it is very disheartening and frustrating to have to tell State Project Managers and prospects that we can't accommodate them with what they need to locate here.

Commissioner Hall stated the County Manager, Water Superintendent, and engineering firm should come up with a water / sewer plan. Mr. Jackson requested that the plan be done by March.

Mr. Jackson stated the second step is the entry way into the park which would need a four-lane entry. He reported Mr. Tobar had discussed with him the possibility of a GDOT grant for this, and he wants to have a preliminary engineering report by end of month.

Mr. Jackson stated there are things that can possibly be done with in-kind services that will directly impact the cost such as clearing, rough grading, temporary signage.

Chairman John Westmoreland reported there has been discussion about the house that is located on the site. Mr. Jackson stated emphatically that the house is not an asset, it is a detriment.

Commissioner Sammy Hall expressed his appreciation to members of the Development Authority Board for their dedication and hard work to further economic development in the County.

## ADJOURNMENT

Commissioner Emily Davis made a motion to adjourn the Work Session at 5:40 p.m. Vice Chairman Kendrick Butts seconded the motion and it passed unanimously.

Respectfully submitted,

  
John H. Westmoreland  
Chairman

A handwritten signature in blue ink, reading "Cynthia K. Cunningham". The signature is fluid and cursive, with the first name "Cynthia" and last name "Cunningham" clearly legible. The middle initial "K." is smaller and less distinct.

Cynthia K. Cunningham

County Clerk