



# BALDWIN COUNTY BOARD OF COMMISSIONERS WORK SESSION

January 20, 2026

1601 N Columbia St, Suite 220

5:00 PM

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## MINUTES

### PRESENT

Kendrick Butts, Chairman  
Scott Little, Vice Chairman  
Andrew Strickland  
Sammy Hall  
Emily C. Davis

### OTHERS PRESENT

Carlos Tobar  
Brandon Palmer  
Bo Danuser

### CALL TO ORDER

Chairman Butts called the January 20, 2026 work session to order at 5:00 PM.

### ADMINISTRATIVE/FISCAL MATTERS

#### Recreation Department Policies

County Manager Carlos Tobar passed out the updated version of the Recreation Department Policies.

The Commissioners discussed the edits including that if a child is a witness to a crime the same rules apply as if the child was a victim of the crime. There was a discussion about cruelty to children.

Commissioner Davis expressed concern for schools not being charged for storing equipment at the recreation department. There was a discussion about the schools using the recreation department and their use of facilities and rooms without a fee.

Frank Specht addressed the commission regarding the recreation department. He stated he was in complete agreement with having a recreation department, it was good for the community. He continued stating that as a property tax payer, the recreation department should pay its own bills and the tax payer should not have to pay for anyone else's use of the park. He proposed that a comprehensive study of the recreation department be conducted and find out what each program costs and make the participants pay for the services they used; it couldn't all be done by the taxpayers. There was a consensus from the commissioners to have the County Manager cause a recreation department comprehensive study be commissioned.

## Property Donations to Land Bank

County Manager Tobar discussed the donation of 1928 Irwinton Road and 1650, 1660, and 1670 Vinson Highway to the Land Bank with the condition that the Land Bank turned the property over to Habitat for Humanity for development. The commissioners discussed that fact that Habitat would apply for a 2026 CHIP grant, they discussed the cost for the title searched and that 3 had already been done, they discussed that cleanup had already been done, no transfer would be done if Habitat did not get the grant, and getting county surplus properties back on the tax digest.

There was a discussion about gifting property to non-profits other than Habitat for Humanity, giving other non-profits access to purchase county property, allowing other non-profits an opportunity to purchase 1928 Irwinton Road, and putting the property up for sale to anyone who wanted it, non-profit or not.

There was a discussion about making county properties available to all developers. Mr. Tobar responded that no one had expressed interest in purchasing properties and putting the Irwinton Road property out for bid.

Chairman Butts stated that it was his understanding that 1928 Irwinton Road would be put up for bid and if no bids were received, then the property would be given to the Land Bank with the stipulation the Land Bank deed the property to Habitat for Humanity and that provisions be included in any sale that the property would return to the county if not developed.

There was a discussion about disposing of other properties and getting properties back on the tax digest.

The commissioners requested a list of county owned properties.

## Personnel Handbook

County Manager passed out information to the commissioners on the personnel handbook. The commissioners reviewed the information.

## ADJOURNMENT

Commissioner Little made a motion to adjourn. Commissioner Strickland seconded the motion and the motion passed unanimously.

The January 20, 2026 work session was adjourned at 5:47 PM.

Submitted,



Kendrick Butts, Chairman

ATTEST:



Bo Danuser, County Clerk  
Baldwin County, Georgia