



**BALDWIN COUNTY
REGULAR MEETING**
February 20, 2024
1601 N Columbia St, Suite 220
6:00 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 meeting to order at 6:00 p.m.

INVOCATION

Pastor Kenny Walker, Victory Baptist Church, delivered the Invocation.

PLEDGE OF ALLEGIANCE

Pastor Kenny Walker led the Pledge of Allegiance.

PRESENTATIONS

Mr. Jonathan Jackson, Executive Director of STAG Vets, Inc. and founder of Comfort Farms, presented information about the program which promotes a structured, holistic approach for displaced veterans suffering from PTSD and other invisible disabilities, aiding their reintegration into family, society and economy. Mr. Jackson discussed the vision and mission of Comfort Farms. He stated the farm was started here in 2016, and the premier location at 347 Horace Veal Road currently prepares veterans and students for careers in sustainable food production that integrates economic profitability, environmental stewardship, and healing through the use of a developing model of AgroCognitive Behavioral Therapy and time-tested organic holistic approaches.

APPROVAL OF MINUTES

Commissioner Emily Davis made a motion to approve the minutes of the February 6, 2024 Regular Meeting and the February 6, 2024 Executive Session as submitted. Vice Chairman Kendrick Butts seconded the motion and it passed unanimously.

ADMINISTRATIVE 1 FISCAL MATTERS

Alcohol Beverage License

County Manager Carlos Tobar presented an Alcoholic Beverage License Application for Retail Beer and Wine, location at 2693 Irwinton Road. Mr. Tobar stated the application meets County requirements with minor maintenance and repairs that must be done at site.

Commissioner Sammy Hall made a motion to approve the Alcoholic Beverage License as presented. Vice Chairman Kendrick Butts seconded the motion and it passed unanimously.

Public — Private Economic Development Promotional Initiative

County Manager Tobar stated the availability of real estate resources play an important role in the economic development efforts of the Development Authority and Baldwin County. He reported the County solicited innovative proposals for communicating the availability of resources at the Airport terminal, and one proposal was received. Mr. Tobar presented a Public-Private Economic Development Promotional Initiative Memorandum of Understanding (MOU) between Baldwin County and the Promotor, The Kimi Clements Team. He said a TV Monitor will be placed at the Airport terminal focusing on presenting Baldwin County economic development features as well as real estate services provided by The Kimi Clements Team. If a sale is made, the Promotor will donate funds and/or support valued at \$100.00 to the County. He stated the MOU outlines terms of the agreement and responsibilities of the parties. Mr. Tobar reported the MOU was submitted to Commissioners for their review prior to the meeting.

Commissioner Henry Craig made a motion to approve the Memorandum of Understanding for the Public-Private Economic Development Promotional Initiative as presented. Vice Chair Kendrick Butts seconded the motion and it passed by the following vote:

Aye: Craig, Butts, Davis, Westmoreland

Nay: Hall

A copy of the Memorandum of Understanding is herewith attached and made an official part of the minutes at pages _____ and _____.

OLD BUSINESS

Commissioner Emily Davis asked County Manager if the situation with Waste Management had been resolved.

Commissioner Davis introduced Ms. Beverly Lundy Hill who discussed the African American Historical Banner Project.

Mr. Barry Havior addressed the Board on behalf of the Recreation Department. He stated the Recreation Department needs a bus to carry participants to various events. Commissioner Henry Craig asked Mr. Tobar to research this.

Commissioners expressed appreciation and gratitude to Mr. Havior for his work in coaching the track and field team and his mentoring youth in Baldwin County. A sign thanking Mr. Havior for his dedicated service to Baldwin County was displayed for everyone. The sign will be placed at the track field at the Recreation Department.

NEW BUSINESS

Commissioner Emily Davis discussed a situation that occurred recently with the Voter Registrars Office. County Manager Carlos Tobar stated he will look into the matter.

COUNTY MANAGER'S REPORT

County Manager Tobar stated he submitted the County Manager's Report to the Board prior to tonight's meeting for their review and comments. He reported a developers meeting will be held Friday, February 23rd to discuss the Rural Housing Initiative. He discussed dates for upcoming pre-construction meetings for various projects and reported a groundbreaking ceremony will be held on the current CDBG sewer line project on March 21st at 1:30 p.m.

Chairman Westmoreland asked for an update on the waterline project on Log Cabin Road. County Manager Tobar responded the County is waiting on the permit and the contractor will begin when it is received.

PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS

Mr. Edwin Atkins, 939 Walnut Street, addressed the Board regarding the Old State Prison property which is the site for the new Aquatic Center. He stated he is opposed to ground disturbing activities at the site until resources can be assessed by qualified archaeologists. Mr. Atkins requested that Baldwin County designate the site with historic signage, and he presented information on the Historic Preservation Division's requirements for historical markers. He also stated there is a Georgia Historical Marker Program that accepts applications for \$2,500.00 in funding for historic markers with the next application deadline being May 1st.

EXECUTIVE SESSION

Commissioner Emily Davis made a motion to adjourn into Executive Session at 6:45 p.m. to discuss litigation. Vice Chairman Kendrick Butts seconded the motion and it passed unanimously.

RECONVENE REGULAR MEETING

Commissioner Sammy Hall made a motion to reopen the Regular Meeting at 7:05 p.m. Commissioner Emily Davis seconded the motion and it passed unanimously.

Commissioner Sammy Hall reported that during the public comment period Mr. Edwin Atkins requested the County place a historic marker at the Old State Prison site. He also presented information about an application process through the Georgia Historical Marker Program for funding of historic markers.

Commissioner Hall made a motion to provide a historical marker at the Old State Prison site as requested by Mr. Atkins and to pay the \$2,500.00 to the Georgia Historical Marker Program if Baldwin County is selected. Commissioner Emily Davis seconded the motion and it passed unanimously.

Chairman John Westmoreland reported he has appointed Commissioner Henry Craig as the County's voting delegate for the Georgia Opioid Settlement Advisory Commission and the Regional Advisory Councils.

ADJOURNMENT

Commissioner Henry Craig made a motion to adjourn the Regular Meeting at 7:10 p.m. Vice Chairman Kendrick Butts seconded the motion and it passed unanimously.

Respectfully submitted



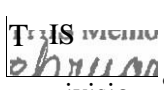
John H. Westmoreland
Chairman



Cynthia K. Cunningham
County Clerk

PUBLIC - PRIVATE ECONOMIC DEVELOPMENT PROMOTIONAL
INITIATIVE

MEMORANDUM OF UNDERSTANDING

 This Memorandum Of Understanding (MOU) made and entered into this 9th day of
February 2024, effective at signing, by and between Baldwin County, Georgia, a political o t
subdivision of the State of Georgia, existing by and under the authority of the laws of the State of
Georgia, hereinafter referred to as the County, and The Kimi Clements Team,
hereinafter referred to as The Promoter.

WITNESSETH:

WHEREAS, the County's Vision Statement for the Baldwin County Regional Airport includes
The Baldwin County Regional Airport Is A Multi-Purpose Destination including Business,
Industry, Housing, and Tourism, there is a significant need to widely promote economic
development at the Baldwin County Regional Airport; availability of real estate resources play
an important role in the economic development efforts of the Development Authority of
Milledgeville and Baldwin County: the availability of such promotional activities will benefit
The County through increased airport business, fuel flowage fees, sales tax, Ad Valorem taxes
and improved Quality of Life for the County and region.

WHEREAS, the County has no funding from the Georgia Department of Transportation Airport
Improvement Program and limited stamng and funding from the local budget for such economic
development promotional efforts; the Georgia Department of Transportation and the FAA
recognize positively the initiatives to improve financial operations to move toward
selfsustainability; the County promotes the Baldwin County Regional Airport as the community's
resource and encourages partnerships.

WHEREAS, The Promoter has a desire to establish a partnership with the County to promote
economic development through advancing real estate opportunities, as well as established
economic development programs.

NOW THEREFORE, for and in consideration of the agreements herein contained, the County
does hereby let to The Promoter, and The Promoter does hereby agree and take from the County,
the following premises, rights, and easements on and to the airport upon the following terms and
conditions.

1. This MOU shall terminate absolutely and without any further obligation on the part of the
County at the close of the 2024 calendar year (December 31 , 2024) and at the close of the
succeeding year for which it may be renewed.
2. The County and Promoter may renew this agreement for one additional year by mutual
written agreement.

3. The Promotor and the County will meet quarterly to review the initiative. Based on the review, either party shall have the right to terminate the MOU with a thirty (30) day written notice.
4. The Promotor and the County will partner to provide digital economic development opportunities in the Baldwin County Regional Airport lobby.
5. The initiative will promote Baldwin County as a desirable destination for tourism, relocation, and economic development.
6. The County shall:
 - a. Determine the location for a digital screen installation.
 - b. Coordinate the installation of a digital screen.
 - c. Identify a contractor for the project and schedule work.
 - d. Provide electrical connection and internet access.
 - e. Fund all installation costs.
 - f. Provide facilities and support for innovative activities such as, but not limited to, guidance in advertising in print and digital aviation resources, identification of aviation attractive properties and hosting fly-in open house events.
7. The Promotor shall:
 - a. Arrange for the purchase of all necessary equipment, as approved by the County, including one (1) monitor, one (1) mounting bracket and the required interfaces for web-based management of the system.
 - b. Be responsible for any repairs and technical support for provided equipment.
 - c. Manage content and scheduling through the web-based system. The Promotor shall provide training and equipment orientation to the Airport Manager, Sinclair Aviation, to assure onsite support, trouble shooting, addressing content and/or equipment compromise and/or content assistance when needed.
 - d. Develop, in consultation with the County, all content:
 - Sixty (60) percent of content will be focused on presenting Baldwin County economic development features to include but not be limited to:
 1. Development Authority of Milledgeville and Baldwin County
 2. Recreational and retirement opportunities
 3. Central State Redevelopment Authority
 4. Milledgeville - Baldwin County Chamber of Commerce
 5. Visit Milledgeville
 6. Local industry
 - Forty (40) percent of content will be focused on real estate services provided by the Promotor's Team, including current listings.
 - e. Donate funds and/or support valued at \$100 for any real estate sale that can be directly attributed to the Promotional Initiative.

8. For the duration of this MOU, the use of digital promotional space provided is restricted to the content defined herein. An exception to this section will be when the equipment is needed for Baldwin County Regional Airport emergency operations and announcements.
9. The County shall not be held liable for any disruption of the initiative caused by, but not limited to weather, electrical and/or internet availability, building access and airport operational limitations.
10. Upon dissolution of this MOU, the County will retain ownership of all equipment.
11. The Promotor may not, without the prior written consent of the County, subcontract or assign this MOU or any interest or rights hereunder.
12. For purposes of this MOU, any notice to be given in writing to The Promotor shall be deemed effective when mailed by registered or certified mail, with required postage prepaid, to The Promotor's address as follows:

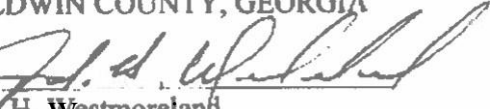
The Kimi Clements Team
Kyle Cullars, Co-owner
417 Broyms Crossing Rd. NW
Milledgeville, GA 31061 478-363-
5624 kyleculiar Realtor@gmail.com

13. Similarly, any notice to be given in writing to The Lessor shall be deemed to be effective when mailed by registered or certified mail, with required postage prepaid, addressed as follows:

County Manager
Baldwin County, Georgia
Baldwin County Government Building
1601 North Columbia Street
Suite 230
Milledgeville, Ga 31061

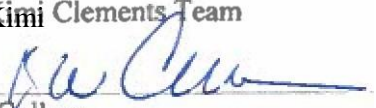
[SIGNATURE PAGE FOLLOWS]

BALDWIN COUNTY, GEORGIA

BY: 
John H. Wesmoreland

Its: Chairman, Baldwin County Board of Commissioners

The ~~Kimi Clements Team~~


Cullars

BY:
Kyle

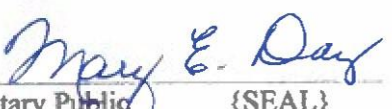
Its: Co-owner,

Signed, sealed, and delivered.

This rd day of February 2024

In the presence of:


Witness


Notary Public {SEAL}

My Commission expires: 9-12-24.9-a.2S

