

Minutes
Development Authority of Elbert County, Elberton and Bowman
September 10, 2025

Chairman Al McCall called the meeting to order. Present were Caitlin Dye, Mayor Daniel Graves, Anna Grant Jones, Tamara Butler, Robert Wheeler, Mary Clark, Chairman Lee Vaughn, Kevin Eavenson and guests Evan Cramer and Michael Kazamias (virtually). Steve Banks was absent.

After the Pledge to the United States flag, the invocation was given by Mayor Graves.

Approval of the Agenda. Robert Wheeler made a motion to adopt the agenda; seconded by Anna Grant Jones. The motion passed unanimously.

Approval of the Minutes of July 9, 2025. Mayor Graves made a motion to approve the minutes; seconded by Chairman Vaughn. The motion passed unanimously.

Finance Report. Mr. Kevin Eavenson gave a report on the Development Authority's financials. As of the end of August, the Authority had \$80,706.81 in the fund balance. Expenses for August were Salary/Payroll, Travel and Conference Registrations and the first payment of the Targeted Industry Study.

Director's Report. Mrs. Dye stated that July was a busy month for meetings. During July, she met with the last of the top manufacturing employers in the county and reminded that this was a goal outlined in the work plan. She also hosted ECG project managers and state project managers into town and showed them our available properties. Lastly, the Targeted Industry Study Kick-off meeting was in August.

Overview of Sunnybrook Apartments Renovation Project. Evan Cramer with Community Preservation Partners (CPP) gave an overview of the project CPP is undertaking at Sunnybrook Apartments. Sunnybrook Apartments is a 130 unit complex that was built in 1980. The units range from 1-3 beds. CPP is planning on renovating and upgrading each unit and also adding a dog park, playground and outdoor fitness area to the complex. CPP will be applying to DCA for LITHC. If they are not granted the tax credits, CPP will not be moving forward with a bond transaction with us. CPP is looking to the Development Authority for a \$10,500,000 tax-free bond. The Development Authority will receive a fee for being the transient of the bond transaction.

Vote on Inducement Resolution of Sunnybrook Apartments. Chairman Vaughn made a motion to approve the Inducement Resolution of the Sunnybrook Apartments; seconded by Mayor Graves. The motion passed unanimously.

Adjournment. Anna Grant Jones made a motion to adjourn; seconded by Chairman Vaughn. The motion passed unanimously.