

Development Authority of Seminole County and Donalsonville

Minutes

October 15, 2026

Regular Board Meeting

Members Present: David Maxwell, Jim Jernigan, Mitchell Blanks, Zack Conoly, Nancy Jernigan, Steve Dickman

*Approval of Agenda with Amendment: Motion by Nancy Jernigan, Second by David Maxwell, all in favor, motion carried.

*Approval of Minutes for August 20, 2026: Motion by Jim Jernigan, Second by Mitch Blanks, all in favor, motion carried.

*Approval of Financials: Motion by Mitchell Blanks, Second by Nancy Jernigan, all in favor, motion carried.

Old Business and Updates:

Director Avery shared several updates with the Board;

1. *The Board voted to accept an offer of \$15,000 for the house at 2841

Ash Crossing Road with stipulations involving timelines and clean Up. Motion by Jim Jernigan; Second by David Maxwell; all in Favor; motion passed.

2. *Tabled until further design details and pricing are available; Signage for Seminole East Industrial Park; Motion by Steve Dickman; Second by Nancy Jernigan; all in favor; Motion passed.

3. FYI to the Board by Director Avery; Concern about the

verbiage on the SPLOST 7 ballot; a suggestion was made that Dir. Avery speak with the attorney about exactly what would be allowed.

4. *GRAD Scholarship Topo/Ph. 1 ESA/Geotech./Wetlands Surveys;

The Board voted to pull these expenses from the general fund as long as feasible, then borrow from a CD if needed. Motion by Nancy Jernigan; Second by Mitch Blanks; all in favor; Motion Passed.

5. Fire Ins. For 2841 Ash Crossing has been cancelled
6. Dir. Avery gave an update on Westbrooke Place
7. Dir. Avery gave a report on the ACF-Tri-Rivers Fall Mtg.

Jim Woodruff dam open for commercial traffic by the end of 2026

Information on water usage in a closed-loop data center.

8. Retail Strategies was presented to the City Mgr. & Mayor on Sept. 10, 2026
9. Steve Dickman put forth Donna Thornton as a prospective Board Member; Zack Conolly put forth Kim and Robbie Gullage

Unfinished Business:

1. *The Board voted to amend the by-laws to include a Resolution that allows for meeting and voting by use of telecommunications. Motion by Jim Jernigan; Second by Steve Dickman; all in favor; Motion passed.

2. *The Board voted to reimburse Dir. Avery for funds That were used for 1 Seminole in the amount of \$3,800. Motion By Nancy Jernigan; Second by Steve Dickman (funds to be Recouped as possible from other 1 Seminole organizations.)

3. *Director's Contract; No action taken

New Business:

1. CE Classes; Dir. Avery will email the information out to The Board as several members need to do this.
2. Dir. Avery shared that another new housing project is being proposed on the corner of Crawford and Wiley; it is to focus on seniors.
3. Dir. Avery presented a Power Point Presentation on a Cotton Seed Processing Facility which may be a good option to pursue for new local industry. There was a good discussion; Zack Conoly asked for more information to be shared soon.

Upcoming Training Events:

1. CVI Basic Board Training Virtual 12/10
2. CE Training Available before the end of the year.
3. LSGA Bus Tour Dec. 3 & 4.

*Action Item