

WHITE COUNTY DEVELOPMENT AUTHORITY  
REGULAR MEETING MINUTES

DATE: Tuesday, November 1<sup>st</sup>, 2022  
PLACE: BOC Board Room  
1235 Helen Highway  
Cleveland, GA, 30528  
TIME: 4:30 PM

Board members present were Michael Yarbrough, John Ziemer, Don Allison, Joe Whelchel, and Ridley Kinsey. Board members not present were Dustin Hulsey and Mike Meuse. Guests present were John Sell, Carl Free, Beth Truelove, Mike Renshaw, Jodi Ligon, Mercedes Dodd, and Dean Dyer.

Chairman Yarbrough called the meeting to order and confirmed the quorum. No changes made to the agenda.

Motion to approve minutes made by Mr. Ziemer and seconded by Mr. Kinsey. Motion was unanimous.

Ms. Ligon presented the financial report, including payments made to Thomas and Hutton for the strategic plan and a pending check for Carl Free for legal fees. Motion to approve the financials was not made.

Chairman Yarbrough opened discussion for the strategic plan. He stated he liked the concepts presented, but believed water and sewer would be the biggest challenges for some of the recommendations. He stated the proposed Yonah Village would require approval and participation from stakeholders in the community as well as the City of Cleveland and White County Board of Commissioners. Additionally, Mr. Yarbrough expressed that an Executive Director role would be needed in order to implement the larger projects outlined in the plan.

The board members discussed the importance of public participation and buy in from stakeholders in order to make aspects of the plan come to fruition. They discussed public meetings and community focus groups that would give citizens the opportunity to be involved in the planning process, as well as involving county boards. Mr. Renshaw inquired about existing and past community involvement, to which Ms. Truelove explained the current Vision 2030 process. Mr. Sell explained how this strategic plan would coincide with current plans such as Vision 2030 and the Bike/Pedestrian/Paddle plan, which currently have stakeholder involvement as well. The board questioned how to implement the longer-term projects, such as Yonah Village and the Light Industrial Areas, where water and sewer availability may require multiple municipality involvement.

Mr. Sell asked if the board had any feedback to the consultants, which included responses of typos/incorrect park name and correcting details such as no feed mills in the county and water sources. The board agreed that overall the strategic plan was good to move forward to final draft with the edits and gave Mr. Sell approval for final invoice processing.

Mr. Sell did not have an Economic Development or Joint Development Authority update.

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Ms. Truelove provided a White County Chamber update in workforce development, including the boot camp project for high school students that do not have a post-secondary plan, the “Talent Pipeline Management System.” She added that the Chamber was able to advocate for a 27-townhome unit in Cleveland that will be in the mid-range price point and outlined the MORE initiative for local businesses.

Mr. Ziemer provided an update for the Water Authority, stating that the board would be meeting next week to discuss lowering water rates and the impact involved.

Chairman Yarbrough stated he spoke with Mr. Hulsey regarding his appointment on the board and, due to an increased work schedule, Mr. Hulsey has requested to resign.

Motion to adjourn made by Mr. Ziemer and seconded by Chairman Yarbrough. Motion was unanimous.