

WHITE COUNTY DEVELOPMENT AUTHORITY  
REGULAR MEETING MINUTES

DATE: Tuesday, September 12<sup>th</sup>, 2023  
PLACE: BOC Board Room  
1235 Helen Highway  
Cleveland, GA, 30528  
TIME: 4:30 PM

Board members present were Michael Yarbrough, John Ziemer, Ridley Kinsey, Joe Whelchel, and Virginia Roberts. Board members not present were Mike Meuse and Don Allison. Guests present were Beth Truelove, Carl Free, John Sell, Mercedes Dodd, Kathy Papa with the Georgia Department of Community Affairs (DCA), and Noah Johnson of White County News.

Chairman Yarbrough called the meeting to order and confirmed the quorum. Motion to approve the agenda made by Mr. Kinsey and seconded by Mr. Whelchel. Motion was unanimous.

Motion to approve the minutes from July 11<sup>th</sup>, 2023 made by Ms. Roberts and seconded by Mr. Whelchel. Motion was unanimous.

Ms. Ligon presented the financial report. Motion to approve the financials made by Mr. Ziemer and seconded by Mr. Whelchel. Motion was unanimous.

Mr. Sell introduced Kathy Papa, regional rep for DCA. Ms. Papa provided an overview of the functions of DCA and the benefits of the Rural Workforce Housing Initiative. She went over the funding requirements for infrastructure grants and housing loans from the local governments and private developers, as well as the eligibility requirements for local governments. Ms. Papa explained the purpose for this initiative is to provide housing for the “missing middle,” such as businesses, schoolteachers, and local government employees, and the single-family units would range from \$125k to \$290k with a minimum of two bedrooms. She said the projects are meant to be a public-private partnership with the private sector leading the way and it will have the ability to layer with other funds. She went on to discuss the application procedures and deadlines, adding an overview of the Georgia Dream Homebuyer program. She stated the recent housing study conducted for the county would be helpful in the process.

Ms. Truelove gave a summary of the county housing study completed for the White County Chamber of Commerce, explained that the data came from the census. She said the study looked at items such as population projections and workforce housing. She discussed the percentages of homes currently occupied, average home cost, the aging populations and lack of entry-level housing for high school graduates, the impact of limited infrastructure, and low amounts of cost-burdened households since many homes do not have a mortgage in the county. She said the Chamber is framing for choice of housing when talking with developers.

Mr. Ziemer gave an update on the White County Water Authority and provided a summary of the Water Authority’s financial reports. He said the water plant was over budget during the audit due to the difference between the cost of water and what was budgeted. He said the costs are fluid throughout the year. While water is still cheap, he said the problem is finding it. He added that the long-term plant manager retired, so they currently has an interim manager with the possibility of advertising for the position in the next 3-6 months. In talking about housing, he

WHITE COUNTY DEVELOPMENT AUTHORITY  
REGULAR MEETING MINUTES

said there is a trade off on land in the county between farm gate and houses on which provides more money for the county.

There was no other business to discuss.

Motion to adjourn made by Mr. Welchel and seconded by Mr. Kinsey. Motion was unanimous.