

# **MC ID & BA Meeting Minutes**

Madison County Industrial Development  
and Building Authority  
*Monthly Meeting*

January 29, 2025  
8:00AM

**Members Present:** Chairman Ben Morris, Member Marc Perry, Member Jean Mullis, and Member Todd Higdon

**Staff Present:** Attorney Michael Pruett, Office Manager and Clerk Stephanie Wilson

## **Regular Meeting Minutes**

1. **Call to Order:** Meeting was called to order at 8:02 am by Chairman Ben Morris.

2. **Approve Minutes:**

- a) Marc Perry motioned to approve the December 2024 Regular Meeting Minutes. Seconded by Jean Mullis. All yes votes by Morris, Perry, and Mullis

3. **Public Comment**

- a) Rodney Shubert, Madison County Water Superintendent, inquired about a well site on his property in the Harrison district potentially coming online and providing water for the Madison County Water System, which will offer the ability for Madison County to sale water to the City of Royston. He stated this was a topic previously supported by the IDBA Board and now this decision is made by the Board of Commissioners. Shubert would like a letter from the IDBA expressing support for Shubert to move forward with supplying water to Madison County. Chairman Morris stated he understood the Board of Commissioners recommended a bid process and agreed with their decision. Member Higdon stated the entire process may take 30-45 days to complete.

4. **Financial Reports:**

- a) Motion made by Marc Perry to approve the December 2024 financials. Seconded by Jean Mullis. All yes votes by Morris, Perry, and Mullis.

5. **Old Business:**

- a) **Waffle House Lift Station Update**  
Project is complete and sufficient for Waffle House needs and growth in the area.
- b) **Economic Developer Update**  
Board would like to have decisions made for developer by the State of the County in March. Member Higdon requested information to be vetted by other Economic Developers within the area and if the description was sufficient then post on websites specific to Economic Developers and Chairman Morris stated he would look at those options and have the position posted.

6. **New Business:**

- a) **Explanation of salary funding for shared BOC/IDBA employee**  
Clerk Stephanie Wilson stated her IDBA portion of time is tracked on a biweekly timesheet with time spent in IDBA items separated out. The BOC will submit an invoice each month to the IDBA and be reimbursed for payroll and tax expenses.
- b) **Discussion to add an additional Board Member**  
Chairman Morris shared he is aware of a few people in the community that may be interested and they are in the process of pursuing the vacancy.
- c) **2020 SPLOST Funds – End June 2026**  
Funds that continue to accrue after January 2025 will go to the IDBA. Funds accrued prior to January 2025 will remain with the BOC for water related expenses.
- d) **Property on HWY 72**  
Chairman Morris stated closing was complete, but there is a current lease on the land with crops planted that will run through early summer. Member Perry requested for the process to move forward with obtaining site plans.

**7. Executive Session to discuss real estate acquisition, personnel matters and or potential litigation:**

**8. Adjourn-** Motion made by Member Marc Perry, Second by Jean Mullis. All yes votes by Morris, Perry and Mullis at 8:42 am.

These minutes are hereby approved by the Board on this 26 day of February, 2025

Ben Morris Ben Morris, Chairman

Regular Meeting Minutes

Call to Order: Meeting was called to order at 8:01 am by Chairman Ben Morris.

Approve Minutes:

a) Minute Perry motioned to approve the December 2024 Regular Meeting Minutes. Seconded by Jean Mullis. All yes votes by Morris, Perry, and Mullis.

Public Comment:

a) Rodney Shubert, Madison County Water Superintendent, updated about a well site on his property in the Hammons district. He mentioned that the Madison County Water System, which will offer the ability for potentially coming online and providing water for the Madison County Water System, which will offer the ability for Madison County to enter into the City of Roydon. He stated this was a topic previously supported by the IDBA Board and now this decision is made by the Board of Commissioners. Shubert would like a letter from the IDBA expressing support for Shubert to move forward with supplying water to Madison County. Chairman Morris stated he understood the Board of Commissioners recommended a bid process and agreed with their decision. Member Higdon stated the entire process may take 30-45 days to complete.

Financial Reports:

a) Motion made by Marc Perry to approve the December 2024 Financials. Seconded by Jean Mullis. All yes votes by Morris, Perry, and Mullis.

Old Business:

a) Waffle House Lift Station Update

Project is complete and sufficient for Waffle House needs and growth in the area.

b) Economic Developer Update

Board would like to have decisions made for developer by the State of the County in March. Member Higdon requested information to be vetted by other Economic Developers within the area and if the description was sufficient then post on website specific to Economic Developers and Chairman Morris stated he would look at those options and have the position posted.

New Business:

a) Explanation of early loading for shared BOC IDBA employee

Cliff Stephanie Wilson stated per IDBA portion of time is tracked on a biweekly timesheet with time spent in IDBA hours separated out. The BOC will submit an invoice each month to the IDBA and be reimbursed for payroll and tax expenses.

b) Discussion to add an additional Board Member

Chairman Morris stated he is aware of a few people in the community that may be interested and they are in the process of pursuing the vacancy.

c) 2025 SPLOST Funds - End June 2025

Funds will continue to accrue after January 2025 will go to the IDBA. Funds accrued prior to January 2025 will remain with the BOC for water related expenses.

d) Property on HWY 72

Chairman Morris stated closing was complete, but there is a permit issue on the land with crops planned that will not be until early summer. Member Perry requested for the process to move forward with obtaining site plans.