Manchester Development Authority

Called Meeting

Minutes

May 30, 2025

10:00 a.m.

The Manchester Development Authority held a called meeting Friday, May 30, 2025, at 10:00 am. In attendance were board members- Beverly Wadsworth, Solomon Ferguson, Glen Gosa, Tom Moseley, Jimmy Mitcham, Heather Carter, and Danny Wadsworth, MDA Executive Director Jodi Sharpe. Mayor Mark Trimble, Mark Pullium (city manager), and Steve Wilson (citizen of Manchester).

1. Call to Order- Beverly Wadsworth called the meeting to order at 10:00 am and led the invocation.
2. Approval of Agenda for May 30, 2025, Called Meeting- Jimmy Mitcham made the motion to approve the May 30, 2025, agenda with the addition of The President Theater as C. under new business. Glen Gosa seconded the motion and all were in favor.

Approval of Minutes for May 15, 2025, Regular Meeting- Jimmy Mitcham made the motion to approve the minutes from May 15, 2025, regular meeting. Solomon Ferguson seconded the motion and all were in favor.

1. New Business
2. Industrial Park- Ms. Sharpe gave an update to the board about the grinding and mulching being done by Crawford grading. She said that the entire 35 acres were not cut, but a 15’ wide path was cut through both parcels and the perimeter of the Cul de sac was cut making the property a little more accessible for potential buyers. She stated that she had asked Crawford Grading to give a price for continuing around the rest of the edge of the property.

Ms. Sharpe told the board that there is a tree on the MDA’s property on Magnolia Lane that is posing a hazard for the adjacent property owner’s home and garage, especially with the recent storms. She stated that the property owner had provided her with the price of $1000 to cut down the tree and have it fall on the MDA’s property. If it was laid on his property it would cost $3500 to cut down and clean up the tree. Tom Moseley made a motion to approve the MDA paying for the tree to be cut after the property owner got additional estimates. Jimmy Mitcham seconded the motion and all were in favor.

1. Board Training- Jodi Sharpe told the board that the four new board members and Jimmy Mitcham would need to attend the mandatory development authority training. She provided the board with the dates available from Seyfarth (Dan McRae) and the Carl Vinson institute.
2. The President Theatre- Heather Carter told the board that she had a phone call from Joan Caldwell asking if we had decided about donating to the theater camp. Beverly Wadsworth said that she had also spoken with a theater board member, Len Jordan, about the same subject. Ms. Wadsworth said that she explained to Ms. Jordan that the board had previously made the decision to make donations to sports teams, the theater, etc. because we are not a business and if you give to one then we would have to donate to all, and we could not financially do that. The board unanimously agreed to uphold this prior decision.
3. Executive Session- Jimmy Mitcham made a motion to leave the regular session and go into executive session for Real Estate. Tom Moseley seconded and all were in favor. Jimmy Mitcham made a motion to leave executive session and return to regular session. Heather Carter seconded the motion and all were in favor.

Jimmy Mitcham made a motion that the MDA board approve, and board members sign a Waiver of Conflict for Glover Davis. Tom Moseley seconded and all were in favor.

Jimmy Mitcham and Beverly Wadsworth signed the Waiver of Conflict for Glover Davis, acknowledging that we are aware that The Estate of Dorsey Wilson and the MDA are represented by attorneys from the same law firm. A copy of the signed waiver was given to Mr. Steve Wilson, and the original was sent to Glover Davis by Ms. Sharpe via email.

Jimmy Mitcham made a motion to enter back into executive session for real estate and personnel matters. Solomon Ferguson seconded the motion and all were in favor.

Jimmy Mitcham made a motion to leave executive session and enter regular session. Glen Gosa seconded the motion and all were in favor.

Heather Carter made a motion to approve having an employment contract for Jodi Sharpe after the discussed edits were made and it was sent to legal. Tom Moseley seconded the motion and all were in favor.

1. Adjourn- Danny Wadsworth made a motion to adjourn the meeting, seconded by Solomon Ferguson and all were in favor.