Manchester Development Authority

Called Meeting

Minutes

May 8, 2025

9:00 a.m.

The Manchester Development Authority held a special called meeting Thursday May 8, 2025, at 9:00am at the MDA office 117 Callaway St. Manchester. The board members in attendance were Beverly Wadsworth, Glen Gosa, Solomon Ferguson, and Jimmy Mitcham. MDA director Jodi Sharpe, board nominees Heather Carter and Tom Mosley, and citizen Virginia Strait attended the meeting.

1. Call to Order- Beverly Wadsworth called the meeting to order at 9:04am and led the board in prayer.
2. Approval of Agenda for May 8, 2025, Special Called Meeting

There was not a quorum, so approval of agenda was skipped.

Approval of Minutes for April 17, 2025, Regular Meeting

Due to no quorum approval of April 17th minutes were tabled until the May 15th regular meeting.

1. New Business
2. New Board Member Welcome to the MDA

* Meeting Schedule
* Board Terms
* Bylaws

Ms. Sharpe gave the board nominees a meeting schedule, list of board terms, and a copy of the Bylaws.

1. Select Officer- Vice Chair

Selection of a new vice chair was tabled until the May 15th meeting.

1. Remove/ Replace Check Signer

Changes to check signers were tabled until the May 15th meeting.

1. Committees

Ms. Sharpe told the board that there were several positions on committees that needed to be filled with the resignations of Donnie Brown and Marty Mitchell and the open seats left by Suzanne Bartels Pengelly and Atticus Mathis. She stated that she would like to do away with the Mill Restoration committee and create a Real Estate/Construction committee. She said she would also like to add an Events Committee and a Fundraising Committee. Board members volunteered to serve on the committee(s) of their choice. A vote to confirm the committees will be taken at the May 15th meeting.

1. MDA “2025 and Beyond” presentation

Ms. Sharpe presented the board with a presentation about the MDA- accomplishments, challenges, and opportunities.

1. Budget

Ms. Sharpe presented the board with the proposed 2025-2026 Fiscal Year. The board will need to approve the budget before July 1, 2025.

1. Old Business
2. Repairs to Butterfly Garden Retaining Wall

Ms. Sharpe stated that Level and Square had sent a new estimate with a 15% increase from the previous estimate because 30 days had passed without our accepting it. The new estimate is $2375.00.

Ms. Sharpe said that she had a second contractor look at the retaining wall yesterday May 7th. She was waiting for his quote and would report back at the next meeting.

1. Financial Report

Ms. Sharpe presented the board with the financial report.

1. Executive Session- there was no need for executive session, because there was no quorum.

Real Estate

Personnel

1. Adjourn - Beverly Wadsworth adjourned the meeting at 11:18 am.