



GORDON COUNTY PUBLIC FACILITIES AUTHORITY

January 12, 2026

2:00 PM

Gordon County Administration Building
Conference Room

PRESENT: Members M.L. “Bud” Owens, Board of Commissioners, Nick Sainato, Shannon Bunch, Jim Ledbetter, Hollis Barton, Keith King; Brent Jones

I. Call To Order

Commissioner Owens called the meeting to order.

II. Approval of the Agenda

Mr. Sainato made a motion to approve the agenda, seconded by Ms. Bunch. The agenda was approved by common consent.

III. Review Minutes from November 4, 2025 Meeting - Mr. Sainato made a motion to approve the minute as submitted, seconded by Ms. Bunch. The motion carried by common consent.

IV. Executive Session

V. Multi-Purpose Discussion

Mr. Ledbetter gave an overview of the Multi-Purpose building limitations and scope of operations as well as options for the County to be able to operate with oversight. Stated with the Public Facilities Authority, an expansion would require state congressional action, making an established citizen-appointed committee or board more efficient. Mr. Ledbetter then went over the timeline leading up to the opening of the Multi-Purpose building.

Commissioner Owens stated the County had assessed several options for operating the center and looked at what surrounding counties and how other options had gone. Stated with this being a SPLOST project, felt this option provided local oversight with representation from potential users of the facility. from and could reassess options later down the road if needed. Commissioner Owens estimated it would take at least three to five (3-5) years to be at full operating capacity. Mr. Sainato asked which counties were looked at. Commissioner Owens stated Chattooga and Floyd had similar facilities or operations in the past.

Mr. Sainato asked what the impetus was for the project. Commissioner Owens stated that there had been various conversations over the last twenty-five (25) years, and had even served on three (3) separate committees that had attempted to launch similar projects. Stated typically the project would escalate into something unattainable. Stated when it came back up again as a potential SPLOST project, they reassessed it to be both reasonable. Stated the impetus of the project was to provide a space for Ag in North Georgia with various shows and events.

Mr. Sainato asked whether the County could absorb losses until growth occurs. Commissioner Owens responded that it could. Mr. Sainato asked whether the County had acquired the property from the Fair. Commissioner Owens stated that the property has always belonged to the County, however the Fair did not renew its lease. Mr. Sainato asked whether there would be a contract between the Fair and the County. Commissioner Owens confirmed that they would and the Fair Association is currently assessing their processes to ensure they are going through the proper channels. Mr. Sainato then asked where the process would begin.

Mr. Ledbetter stated that construction is underway and went over the draft agreement, including that the Authority would be responsible for day-to-day operations through personnel. An organization would be established, and a director would be hired by the Public Facilities Authority with support from the County, similar to arrangements involving Ashley Bailey and Shea Hicks. Mr. Ledbetter then reviewed the sections of the draft agreement.

Mr. Sainato expressed concern that the scope of the project may be significant for three Authority members to manage, even with an advisory committee, and that responsibility would ultimately fall on the Public Facilities Authority if the project were unsuccessful. Mr. Ledbetter acknowledged the concern and stated that a capable director would be essential, and that the Finance Department would provide operational oversight.

Mr. Sainato asked whether the Public Facilities Authority would need legal protection and whether an attorney should be retained. Mr. Ledbetter stated that could be a possibility.

The Authority then discussed next steps, including a possible structure for an oversight committee and potential items to discuss at the next meeting to be scheduled.

VI. Other Business

VII. Adjourn

The meeting was adjourned by common consent.