

OCTVB Board Meeting Minutes
Tuesday, August 15, 2023 | 5:30 pm
Oconee County Administration Building

In attendance: Candice Meeler, Greg Wilson, Stephanie VanDyck, Dean Bright and Casey Deming

Absentees: Deesha Hagwood, Amber Deutsch

Staff: Sarah Cumuze, Joann Hubert

Guests: Justin Kirouac, Oconee County

Greg Wilson motioned to approve the meeting minutes from August, Dean Bright seconded—none opposed (Vote did occur by email)

Casey Deming called the meeting to order at 5:33 p.m.

Directors Report

Sarah Cumuze gave the board four options for the bathroom plan.

- a. Remodeling of all current bathrooms
 - i. Cost prohibitive (over \$250,000)
 - ii. Non-ADA compliance issues
- b. Bane Construction of single stall
 - i. Closer to what the house looks like
 - ii. \$86,573 cost plus a three-week timeline
 - iii. Does not include removal of the old barn stalls
- c. Pre-Fab Building
 - i. Kit=\$50,000 + Install=\$51,830 (Proposed total=\$101,830); Three-week timeline
- d. Portapotty
 - i. Rental is \$125/28 days with one cleaning per week from Peach State Portables

Sarah reminded the board that there is some work to be done on Eagle Tavern that will use up a majority of the 2015 Historical SPLOST fund, which currently has \$150,000. She reminded the board of other funding sources, then presented funding options to the board:

- Capital Fund-\$248,617 (can be put towards Welcome Center)
- TCT Funds-\$57,117.66 (can be put towards Welcome Center)
- Historical SPLOST 2021-\$100,000

Option A (Bane Construction): Use roughly \$54,277 of 2015 Historical SPLOST (After Eagle Tavern renovations) & CVB funds \$32,296

Option B (Pre-Fab): Use roughly \$54,277 of 2015 Historical SPLOST (After Eagle Tavern renovations) & CVB funds \$47,533

Option C: (Portapotty): This would be a monthly operating cost of \$125, and no capital or TCT funding would be used.

Casey Deming asked about the bid process since we can forgo that by using Bane Construction since they have a state contract. Justin Kirouac said we would need to post the bid for at least 30 days. Candice Meeler expressed concern if the move ultimately fails and we have spent all this money on the bathrooms, but she reminded the board that we would also be saving \$12,000 annually in rent by making the move. Candice did ask Sarah what the cost to do two stalls would be. Sarah had not asked since the cost was so high for one.

Justin reminded the board that we have too much of a cash balance currently and we do need to use some of this funding so that it doesn't remain on the books.

Greg Wilson asked if we should vote on using Tourism dollars on something where the MOU is not already signed. Justin told him that the County Commissioners should vote on the MOU at the September meeting. Greg then asked Justin two questions on the MOU itself—

- Under Section 4A, does the language justify events that the OCTVB puts on outside of regular operating of the Welcome Center
 - Justin answered that yes, we can utilize the space for those purposes, but that clause to meant to keep us from subleasing or using the building for another purpose unrelated to the Welcome Center/OCTVB
- Under Section 5, Can we apply for SPLOST funding for any revisions?
 - Justin answered that we can, but reminded the board that we will now have Eagle Tavern, William Daniells, and the Heritage Schoolhouse to contend with

Candice Meeler motioned to accept the MOU between the Oconee County Commissioners and the Oconee County Tourism and Visitors Bureau for the William Daniells House, Greg Wilson seconded—none opposed.

Greg Wilson motioned for the OCTVB staff to proceed with the William Daniells bathroom construction through Bane Construction, not to exceed spending \$50,000 in the delta of the 2015 Historical SPLOST funding, Dean Bright Seconded—none opposed.

Sarah told the board that movers are scheduled for August 31 for the desks to move to the William Daniells House. Candice stated that we need to start looking at the auditor process for the year so that we have enough time.

Sarah needs to reschedule the September board meeting due to a conference. The next meeting will be September 19 at 5:30 p.m. at the County Administration Building.

Candice Meeler moved to adjourn; Greg Wilson seconded – none opposed.

The meeting adjourned at 6:05 p.m.