

BLECKLEY COCHRAN INDUSTRIAL DEVELOPMENT AUTHORITY (Constitutional)

and

BLECKLEY COCHRAN ECONOMIC DEVELOPMENT AUTHORITY (Statutory)

Restated and Amended Bylaws

(Adopted November 18, 2025)

Preamble

The Bylaws of the Bleckley Cochran Industrial Development Authority and the Bleckley Cochran Economic Development Authority were established through various acts, resolutions, and current laws created by the State of Georgia governing development authorities. The last update to these bylaws occurred in 2008. A Joint Resolution of the Sole Commissioner of Bleckley County, presented and approved on June 25, 2017, and recorded in the official minutes on July 27, 2017, by Commissioner Robert Brockman, and the Joint Resolution of the Mayor and Council of the City of Cochran, presented and approved on July 18, 2017, and accepted into the official minutes on August 8, 2017

Statutory Authority:

- *Ga. L. 1966, p. 1042* — Created the Bleckley County-Cochran Industrial Development Authority.
- *Ga. L. 1987, p. 3558* — Continued the Authority by local act.
- Operates under *O.C.G.A. § 36-62-1 et seq.* and applicable provisions of Georgia law.

The **Bleckley Cochran Industrial Development Authority (constitutional)** and the **Bleckley Cochran Economic Development Authority (statutory)** operate jointly or as an overlay body.

The Authority's mission is to advance economic and industrial development within Bleckley County and the City of Cochran through sound governance, collaboration, and responsible stewardship of community resources.

All citations (such as *O.C.G.A. § 36-81-1* and *§ 36-62-5*) remain current and incorporate any new statutory requirements under Georgia law, including those related to ethics, open records, financial disclosure, and training.

ARTICLE I — NAME, PURPOSE, AND AUTHORITY

Section 1. Name.

The name of this body shall be the *Bleckley Cochran Industrial Development Authority* and the *Bleckley Cochran Economic Development Authority* (hereinafter referred to as “the Authority”).

Section 2. Creation and Continuation.

The Authority was initially created by the state of Georgia. *L. 1966, p. 1042* and continued by *Ga. L. 1987, p. 3558*, operating under the Constitution and laws of the State of Georgia, including *O.C.G.A. § 36-62-1 et seq.*

Section 3. Purpose.

The purpose of the Authority is to promote, develop, and expand trade, commerce, industry, and employment opportunities within Bleckley County and the City of Cochran. In fulfilling this mission, the Authority works collaboratively with elected officials and staff at the local, state, and federal levels to advance policies, programs, and initiatives that support rural economic development. This includes advocating for resources, legislation, and strategic investments to enhance the community's economic vitality and long-term prosperity.

Section 4. Mission Statement.

The Authority’s mission is to advance economic and industrial development within Bleckley County and the City of Cochran through sound governance, collaboration, and responsible stewardship of community resources.

ARTICLE II — MEMBERSHIP

Section 1. Composition.

The Authority shall consist of nine (9) members as established through local act and board resolution:

1. County Commissioner (Commissioner of Roads and Revenues of Bleckley County)
2. Mayor of the City of Cochran
3. An officer/representative/designee from State Bank/Bank South (Chief Executive Officer of the State Bank of Cochran)
4. An officer/representative/designee from Citizens Bank (Chief Executive Officer of the Cook Banking Company)
5. A representative/designee from the local Farm Bureau (President of the Bleckley County Farm Bureau)
6. President of the Cochran-Bleckley Development Corporation (Dissolved — now appointed by the County Commissioner)
7. President of the Cochran-Bleckley Industrial Park (Dissolved — now appointed by the Mayor of Cochran)
8. One member to be appointed by the County Commissioner
9. One member to be appointed by the Mayor of the City of Cochran

Section 2. Terms.

The term of office for appointed members shall be two (2) years, and/or until successors are duly appointed and qualified. Elected officials shall serve terms concurrent with their public office.

Section 3. Eligibility.

All members must reside in Bleckley County or the City of Cochran, be a taxpayer for at least one year, and meet other requirements (per O.C.G.A. § 36-62-5).

Section 4. Vacancies and Removal.

Any vacancy shall not impair the Authority's power to act. Vacancies, except those appointed by the Mayor or County Commissioner, shall be filled by majority vote of the remaining members. A member may be removed by the appointing authority for cause, including neglect of duty or failure to attend three consecutive meetings without notice.

Section 5. Oath of Office.

Each member shall take an oath of office before assuming duties, affirming faithful discharge of responsibilities and compliance with applicable laws.

Recognizing that terms and positions have evolved, the Authority, in conjunction with the Board, adopted a nine-member structure using more contemporary terminology. New appointments take effect once received by the Mayor and/or Commissioner and upon swearing-in.

ARTICLE III — DUTIES OF OFFICERS

Section 1. Election and Term.

During the fourth quarter, the Authority shall elect officers annually for the following year. Elections shall be conducted by open vote unless otherwise determined by majority vote. Officers shall assume office on January 1 and serve one-year terms or until successors are elected. Vacancies shall be filled for the unexpired term by majority vote of the Authority.

A. Chairperson

The Chairperson shall be the principal executive officer of the Authority and shall preside at all meetings. The Chairperson shall be an ex officio member of all committees except the nominating committee and shall perform all duties incident to the office. The Chairperson shall have the authority to sign and execute all documents authorized by the Authority or as permitted by law.

B. Vice-Chairperson

The Vice-Chairperson shall perform such duties as assigned by the Board or Chairperson. In the absence or inability of the Chairperson to act, the Vice-Chairperson shall assume all powers and duties of the Chairperson, including the authority to sign and execute authorized documents.

C. Secretary/Treasurer

The Secretary/Treasurer shall maintain the minutes of all meetings, provide notice as required by law, and serve as custodian of all records, reports, and the seal. The Secretary/Treasurer shall keep accurate records of receipts

and disbursements and deposit all funds in authorized depositories. In the absence of the Chairperson and Vice-Chairperson, the Secretary/Treasurer shall perform the duties of the Chairperson.

ARTICLE IV — MEETINGS

Section 1. Regular Meetings.

Regular meetings of the Authority shall be established by resolution. Notice of the time and place of such meetings shall be fixed by the Authority or the Chairperson. At this time, it is the 3rd Tuesday of each month, starting at 8 am.

Section 2. Special Meetings.

Special meetings may be called by the Chairperson, Vice-Chairperson, Secretary/Treasurer, or any two members. Oral or email/text notice shall be given at least twenty-four (24) hours before the meeting, or written notice shall be mailed at least three (3) days in advance (excluding weekends and postal holidays).

Section 3. Quorum.

A majority of the members shall constitute a quorum for the transaction of business.

Section 4. Parliamentary Procedure.

In disputes concerning parliamentary procedure, the most recent edition of *Robert's Rules of Order* shall apply.

Section 5. Public Notice.

Meeting notices shall comply with *O.C.G.A. § 50-14-1*, posted at least 24 hours in advance for special meetings and otherwise for regular meetings.

Section 6. Virtual Meetings.

The Authority may conduct virtual or hybrid meetings in compliance with the Georgia Open Meetings Act.

ARTICLE V — FISCAL YEAR

Section 1. Time.

The fiscal year shall begin January 1 and end December 31 of each year.

Section 2. Annual Audit.

The Chairperson shall cause an annual audit to be conducted by a qualified auditor or firm approved by the Authority, if required by the state. A copy of the audit shall be filed with the State Auditor as required by the *Local Government Financial Management Standards Act (O.C.G.A. § 36-81-1 et seq.)*.

ARTICLE VI — DEPOSITORIES

Section 1. Depositories.

The Authority shall, by resolution, from time to time establish depositories for its funds.

ARTICLE VII — EXECUTIVE DIRECTOR

Section 1. Appointment.

The Authority may employ an Executive Director, provided funds are available. The Executive Director shall not be a member of the Authority and shall serve under terms and compensation determined by the Board.

Section 2. Duties.

The Executive Director shall oversee operations, manage staff and property, and perform duties as assigned. The Executive Director shall not enter into contracts, incur obligations, or approve expenditures without prior Board authorization, except for ordinary operating expenses approved within the adopted budget.

ARTICLE VIII — AMENDMENTS

Section 1. Amendments.

These Bylaws may be altered, amended, or repealed, and new Bylaws adopted by majority vote at any regular or special meeting, provided written notice of the proposed amendment is given ten (10) days prior. All amendments shall be reviewed for compliance with applicable law.

ARTICLE IX — OPEN MEETINGS AND RECORDS

All meetings shall comply with the *Georgia Open Meetings Act* (O.C.G.A. § 50-14-1 et seq.). All records shall be maintained in accordance with the *Georgia Open Records Act* (O.C.G.A. § 50-18-70 et seq.).

The Authority shall maintain transparency by making minutes, budgets, and reports publicly available.

ARTICLE X — FISCAL AND ADMINISTRATIVE MATTERS

Section 1. Budget Adoption.

The Authority shall adopt an annual operating budget by December 31 of the preceding fiscal year.

ARTICLE XI — CONFLICTS AND INTERESTS

Section 1. Conflicts of Interest.

At its January meeting each year, the Chairperson shall present a Conflict of Interest Resolution for adoption, consistent with *O.C.G.A. § 36-62-5(e)(1)(B)*.

Section 2. Training.

Members shall complete Development Authority training as required by the Georgia Department of Community Affairs and maintain documentation of completion.

Section 3. Recusal.

Any member with a conflict shall recuse themselves from discussion and voting on related matters.

ARTICLE XII — INDEMNIFICATION

Section 1. Indemnification.

At its January meeting each year, the Chairperson shall present an Indemnification Resolution for adoption in a form approved by the Authority.

Adoption

**Restated and Amended Bylaws of the Bleckley Cochran Industrial Development Authority and Bleckley Cochran Economic Development Authority
(Adopted November 2025)**

Adopted by vote of the Authority this 18th day of November 2025.

BY: _____
Chairperson

ATTEST: _____
Vice Chair

ATTEST: _____
Secretary/Treasurer

Attested: _____

Attested: _____