

GREENE COUNTY DEVELOPMENT AUTHORITY

MEETING MINUTES

Tuesday, April 12, 2022 8:00 a.m.

Greene County Administration Building

Commission Conference Room

1034 Silver Drive, Greensboro, Ga.

Members present were Scott Tolleson, Rabun Neal, Sam Young, Mark Lipscomb, Dee Lindsey, Vincent Lewis. Others present were Dick Schmidt (Attorney for Development Authority), David DuBois (Economic Development Director), Beth Lyons (Reporter-Times Journal), Mark Engle (Reporter-Lake Oconee News), Todd Ciavola (Vola Group-Real Estate).

I. Call to Order

Scott Tolleson called the meeting to order at 8:01 a.m.

II. Approval of March 8, 2022 Minutes

Motion to approve the minutes of the March 8, 2022 meeting was made by Rabun Neal and seconded by Dee Lindsey. Motion was unanimously approved.

III. Review of Financial Reports as of March 31, 2022

Financial reports as of March 31, 2022 were distributed for review. Motion to approve financial report for information purposes was made by Vincent Lewis and seconded by Rabun Neal. Motion was unanimously approved.

IV. Old Business

David DuBois discussed the following updates with the group.

A. Other Project Updates

a. Site Selection Factors

Discussion of Area Development Magazine annual surveys of site selection factors emphasizing the importance of labor costs and skilled labor.

b. New commercial site is underway on SR 44 at Meadow Crest

Landmark Construction and Development is underway with site preparation work. Plans include Starbucks, Jersey Mikes, and other retail business.

c. Novelis Project-continues work on their \$36 million expansion/modernization project. Estimated date of completion is March 2023. Georgia Trend magazine is featuring an article about sustainability including Novelis in their April issue.

- d. **Cottages at Oconee Village**-Multi-family housing for Seniors project continues to be cleared and excavated for development on Oconee Avenue in Greensboro. Installation of storm drainage, water, and sewer pipe.
- e. **Park South Townhomes**-52 Park Place, LLC (Apple Orchard Lane) Framing for Buildings 5, 6, and 7 is underway. Buildings #3 & 4 Interior finish work continues, waiting on garage doors.
- f. **The Garages**-Site located at 1040 Park Court. Includes sixty (60) 22'x54' Garage units with climate control, restrooms (toilet and lavatory), electricity and other amenities for motor home parking within exclusive gated property. Phase 3 is underway.
- g. **Golden Pantry**-Greensboro Architectural Approval Board is waiting for revised plans to review for corridor overlay requirements requiring gas pumps to be in rear behind building. Project continuation is unknown.
- h. **Dr. Michael L. Miller**, Cosmetic and Family Dentistry-located at 1050 Founders Row. Construction continuing with roofing and exterior. Windows and doors installed.
- i. **Lake Oconee Academy Fine Arts Building**-at 1021 Titan Circle is under construction. Landmark Construction & Development is building a 15,707sf facility valued at \$3,880,165.
- j. **Unemployment Rates**
Review of unemployment rates for Greene County, Northeast Georgia (RDC), Georgia, and U.S.

B. Industrial Park Maintenance Status

David DuBois mentioned that grass mowing season is underway and fallen tree removal progress has been delayed by rainy weather affecting ground.

V. New Business

A. Land Planning Project – Smith Planning Group Industrial Park Frontage Lots/Athens Tech

Smith Planning Group is continuing to work on concept plans for potential uses of industrial park frontage lots.

B. Other Business and Legislative Updates

- a. David DuBois provided legislative updates affecting development authorities and businesses in Greene County. Bills covered included HB 1382 training for development authority directors (did not pass), HB 1044 affecting joint development authorities (passed), HB 1425 additional cannabis licenses for growers (passed in the House, fell 1 vote short in the senate and died).

- b. Discussion started about school system in Greene County. Mark Lipscomb asked about Athens Tech land availability for school board. Vincent Lewis proposed talking to school board about Athens Tech facility. Rabun Neal mentioned exploring the highest and best use of the Athens Tech property. Dee Lindsey expressed thoughts on education, school system, school location of new elementary school and future of Union Point school also mentioning population map. Dick Schmidt mentioned meeting with school board and having a clear agenda first. Scott Tolleson entertained a motion. Dee Lindsey made a motion for a Special Called Meeting between development authority members and school system leaders and was seconded by Rabun Neal. Motion was unanimously approved.

VI. Public Comment

Todd Ciavola proposed having a formal economic development strategic plan.

VII. Executive Session

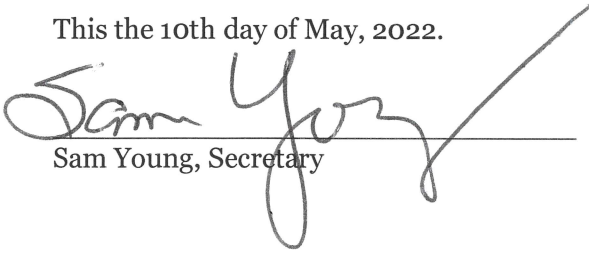
There is no need for an executive session at this time.

VIII. Adjourn

There being no further business, a motion was made by Mark Lipscomb and seconded by Sam Young to adjourn the meeting. Motion passed unanimously.

I, Sam Young, Secretary of the Greene County Development Authority, do hereby certify that the foregoing pages constitute a true and correct copy of the session minutes of the Greene County Development Authority meeting held on Tuesday, April 12, 2022.

This the 10th day of May, 2022.



Sam Young, Secretary