

GREENE COUNTY DEVELOPMENT AUTHORITY

MEETING MINUTES

Tuesday, June 14, 2022 8:00 a.m.

Greene County Administration Building

Commission Conference Room

1034 Silver Drive, Greensboro, Ga.

Members present were Scott Tolleson, Rabun Neal, Dee Lindsey, Vincent Lewis, Mark Lipscomb. Others present were Dick Schmidt (Attorney for Development Authority), David DuBois (Economic Development Director), Mark Engle (Reporter-Lake Oconee News), Eric Smith (resident of Greene County).

I. Call to Order

Scott Tolleson called the meeting to order at 8:02 a.m.

II. Approval of May 10, 2022 Minutes

Motion to approve the minutes of the May 10, 2022 meeting was made by Dee Lindsey and seconded by Vincent Lewis. Motion was unanimously approved.

III. Review of Financial Reports as of June 2, 2022

Financial reports as of June 2, 2022 were distributed for review. Motion to approve financial report for information purposes was made by Rabun Neal and seconded by Vincent Lewis. Motion was unanimously approved.

IV. Old Business

David DuBois discussed the following updates with the group.

A. Project Updates

a. New commercial site is underway for Dunkin'

Landmark Construction and Development is underway with site preparation work at 1000 Salem Walk Drive and SR 44 for a 2,209 sq./ft. Dunkin' franchise. Estimated \$850,000 capital investment that will create an estimated 15 to 20 jobs.

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. The Novelis Greensboro location has

approximately 145 employees. Estimated date of completion is March 2023.

- d. **The Cottages at Baynes Creek**-Phase 1: 50 cottage style homes with a mix of 1 and 2 bedroom units for seniors ages 55 and above on Oconee Avenue in Greensboro. Currently pouring foundations. Tentatively scheduled to open 1st quarter 2023.
- e. **Park South Townhomes**-52 Park Place, LLC (Honeysuckle Street) Exterior finished on buildings 5 and 7; waiting on garage doors. Building 6 close to “dry in” stage.
- f. **The Garages**-Site located at 1040 Park Court. Includes sixty (60) 22’x54’ Storage units with climate control, restrooms (toilet and lavatory), electricity and other amenities for light warehousing within an exclusive gated property. Building G complete.
- g. **Dr. Michael L. Miller**, Cosmetic and Family Dentistry-located at 1050 Founders Row. Construction continuing with roofing and exterior. Windows and doors installed.
- h. **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. Building in “dry in” stage.
- i. **Lake Oconee Church**-at 1101 Village Park Dr. Landmark Construction & Development has started site work for 32,650 sf facility valued at \$5,200,000 for church additions and classrooms.

B. Industrial Park Maintenance Status

No maintenance issues mentioned.

V. New Business

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

Smith Planning Group completed concept plans for potential uses of industrial park frontage lots. Development Authority will review and discuss. Athens Tech plans to renew building lease and add classes to schedule.

B. Other Business

- a. Mark Lipscomb mentioned meetings between Otho Tucker and Chris Houston making progress on discussions about schools.
- b. Scott Tolleson mentioned areas for improvement in Greene County including Education, Workforce Development, Broadband Internet Service.

- c. Mark Lipscomb asked about grant funds for broadband
- d. David DuBois commented on the Connect Greene, Teacher Externship Program sponsored by Northeast Georgia Regional Commission and Greene College and Career Academy. Employer hosts mentioned were Reynolds Lake Oconee, The Ritz-Carlton, BSP Boiler & Steam Performance, ARC Augusta, Stair South, tru by Hilton, and a2b Fulfillment.
- e. DuBois also mentioned the Manufactuready program being offered by Athens Tech at the Greensboro Campus on June 21st.

VI. Public Comment

VII. Executive Session

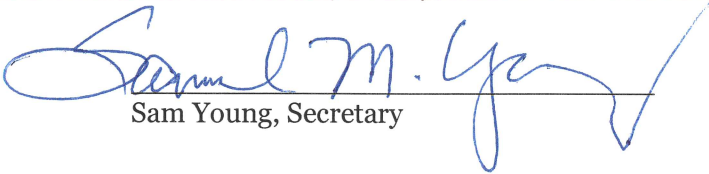
There is no need for an executive session at this time.

VIII. Adjourn

There being no further business, a motion was made by Dee Lindsey and seconded by Vincent Lewis 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, June 14, 2022.

This the 12th day of July, 2022.



Sam Young, Secretary