

GREENE COUNTY DEVELOPMENT AUTHORITY

MEETING MINUTES

Tuesday, August 9, 2022 8:00 a.m.

Greene County Administration Building

Commission Conference Room

1034 Silver Drive, Greensboro, Ga.

Members present were Scott Tolleson, Dee Lindsey, Vincent Lewis, Mark Lipscomb, Sam Young. Others present were David DuBois (Economic Development Director), Bart VanStekelenburg (President, Juturna Water), Todd Ciavola (Managing Director, Vola Group LLC).

I. Call to Order

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

II. Approval of July 12, 2022 Minutes

Motion to approve the minutes of the July 12, 2022 meeting was made by Vincent Lewis and seconded by Dee Lindsey. Motion was unanimously approved.

III. Review of Financial Reports as of August 8, 2022

Financial reports as of August 8, 2022 were distributed for review. Motion to approve financial report for information purposes was made by Mark Lipscomb and seconded by Sam Young. Motion was unanimously approved.

IV. Old Business

David DuBois discussed the following updates with the group.

A. Project Updates

- a. **New commercial site construction is ongoing for Dunkin'**
Exterior finish out at 1000 Salem Walk Drive and SR 44 for a 2,209 sq./ft. Dunkin' franchise.
- b. **New commercial site construction is ongoing for Starbucks and Jersey Mikes**
Plans to go vertical soon with construction for Starbucks, Jersey Mikes, and other retail business on SR 44 at Meadowcrest.
- c. **Novelis Project**-Work is continuing on schedule for their \$36 million expansion/modernization project. Estimated date of completion is March 2023.

- d. **The Cottages at Baynes Creek**-Phase 1: Framing and Roof decking is ongoing for senior living cottages. Tentatively scheduled to open 1st quarter 2023.
- e. **Park South Townhomes**-52 Park Place, LLC Silverstone Residential GA continues work on Honeysuckle Street. Exterior finished on buildings; waiting on garage doors; interior finish out in progress.
- 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. Exterior construction finished; interior finish out ongoing.
- h. **Lake Oconee Academy Fine Arts Building**-at 1021 Titan Circle is under construction. Building in "dry in" stage; interior finish out ongoing. Mark Lipscomb, "projected opening Fall 2022."
- i. **Lake Oconee Church**- Steel framing and site work is continuing at 1101 Village Park Dr. for 32,650 sf facility valued at \$5,200,000 for church additions and classrooms.

B. Industrial Park Maintenance Status

No maintenance issues mentioned.

C. Economic Development Activities

- a. Proposed Budget FY 2023
- b. Workforce Development-College & Career Academy
- c. Housing
- d. New Business Attraction
- e. LOADA Joint Development Authority
- f. Airport-Demand for more hangars; Long term project plan for hangars

V. New Business

A. GCDA Budget for fiscal year 2022-2023

Motion to approve budget for fiscal year 2022-2023 was made by Sam Young and seconded by Vincent Lewis. Motion was unanimously approved as presented below:

Income	Proposed Budget
33.600 – Local Government Grants	
33.6010 – Local Government-Greensboro	\$ 12,600
33.6020 – Local Government – Union Point	\$ 12,600
33.6060 – Local Government – Greene County	\$ 12,600

36.1010 – Interest Income **\$ 300**

Total Income **\$ 38,100**

Expense

52.1210 – Professional Services – Audit **\$ 4,300**

52.1310 – Technical Services – Software **\$ 1,000**

52.2140 – Lawn Care – Contract **\$ 16,500**

52.2145 – Lawn Care - County **\$ 6,000**

52.3110 – Insurance – Authority Liability **\$ 1,675**

52.3120 – Insurance – Industrial Park **\$ 575**

52.3210 – Communication – Postage **\$ 50**

52.3300 – Advertising Services **\$ 250**

52.3850 – Contract Labor **\$ 500**

53.1100 – General Supplies – Materials **\$ 250**

54.1200 – Site Improvements – Capital **\$ 6,500**

88.8888 – Contingency – Budgeted **\$ 500**

Total Expense **\$ 38,100**

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

David DuBois will request invoice again for Smith Planning Group completed concept plans.

C. Other Business

- a. Mark Lipscomb asked about buildings available in Greene County and what size companies are looking for.
- b. Dee Lindsey raised a question about exit 138 land use.

VI. Public Comment

- a. Todd Ciavola asked about a detailed strategic plan for education and economic development for Greene County. Ciavola also inquired about the status of negotiations between Lake Oconee Academy and the Greene County Board of Education. Dee Lindsey answered describing the comprehensive plan by the Board of Commissioners as it relates to the county and municipalities. Scott Tolleson commented on the need to identify the industries that Greene County wants to be known for as a pre-requisite for a strategic plan. David DuBois stated that he recommended to both groups to use the Carl Vinson Institute of Government to work together to develop a joint strategic plan for education in Greene County.
- b. Bart VanStekelenburg announced the purchase of the Davis house and property at the corner of N Laurel Avenue and W Broad Street.

VanStekelenburg talked about the former proposal about a bypass to route truck traffic around the downtown area.

VII. Executive Session

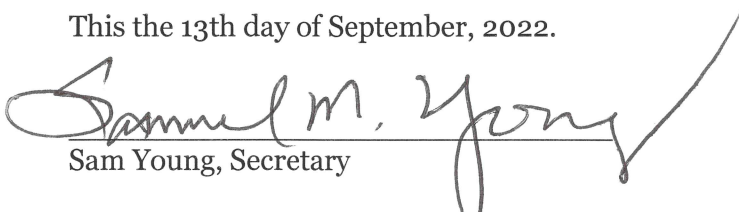
A motion was made by Vincent Lewis and seconded by Dee Lindsey to enter into an executive session to discuss land acquisition. Motion passed unanimously. There was a brief discussion about procedure.

VIII. Adjourn

There being no further business, a motion was made by Vincent Lewis and seconded by Dee Lindsey 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, August 9, 2022.

This the 13th day of September, 2022.


Sam Young, Secretary