

**GREENE COUNTY DEVELOPMENT AUTHORITY
MEETING MINUTES**

**Tuesday, November 8, 2022 8:00 a.m.
Greene County Administration Building
Commission Conference Room
1034 Silver Drive, Greensboro, Ga.**

Members present were Scott Tolleson, Dee Lindsey, Sam Young, and Vincent Lewis. Others present were David DuBois (Economic Development Director), Dick Schmidt (Attorney), Daniel Bennett (NAI Elrod Group), Naceo Denney (Georgia Power), Jim Woodward (Gray Pannell & Woodward), Rob Forrest (Forrplaces Development), Adam D'Anella (Attorney for Rob Forrest), Todd Ciavola (Vola Group) .

I. Call to Order

Scott Tolleson called the meeting to order at 8:03 a.m.

II. Approval of October 11, 2022 Minutes

Motion to approve the minutes of the October 11, 2022 meeting was made by Sam Young and seconded by Vincent Lewis. Motion was unanimously approved.

III. Review of Financial Reports as of November 7, 2022

Financial reports as of November 7, 2022 were distributed for review. Motion to approve financial reports for information purposes was made by Vincent Lewis and seconded by Dee Lindsey. Motion was unanimously approved.

IV. Old Business

David DuBois discussed the following updates with the group.

A. Economic Development Activities

- a. Motion for resolution authorizing TEFRA hearing attached here to and made a part hereof

Consideration of a resolution to approve a TEFRA public hearing for capital projects at St Mary's Good Samaritan Hospital, Greensboro, Georgia.

Dick Schmidt led a brief discussion about the purpose for a TEFRA public hearing.

MOTION: Motion by Sam Young and seconded by Vincent Lewis to authorize and hold a TEFRA public Hearing, appointing a hearing officer, and providing an effective date for this resolution. **See Appendix A.**

VOTE: Unanimously carried.

- b. Planned Power Outage-November 25th, Airport Road, Transformer Replacement, Westlake Pipe & Fittings, Airport
- c. Industrial Park-Lot 7B interested buyer
- d. Oconee Place-Mixed Use Development, Commercial, Retail, & Residential, DRI filed
- e. Greene County School System-Strategic Plan-Economic Development Retreat-November 29th
- f. Infrastructure Mapping Project-NEGRC-continuing work
- g. Workforce Development-Rural Collaborative Coalition (Address shortage of pilots and aviation industry workforce), Thillen Education Foundation

B. 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. Electrical is 99% complete. Estimated date of opening end of November!

b. New commercial site construction is ongoing for Starbucks and Jersey Mikes

Construction continues for Starbucks, Jersey Mikes, and other retail business on SR 44 at Meadowcrest. Exterior finish out, Spectrum telecom installation.

c. Novelis Project

Construction is continuing for their \$36 million expansion/modernization project. Estimated completion on schedule for March 2023.

d. The Cottages at Baynes Creek

Phase 1: Roofing 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. Garage doors installed and landscaping; interior finish out in progress.

f. Lake Oconee Academy Fine Arts Building

at 1021 Titan Circle is complete. Installation of furniture, fixtures, equipment, and technology. Features include a black box theater and film post production process room.

g. Lake Oconee Church

Building exterior and parking lot construction is continuing at 1101 Village Park Dr. for 32,650 sf facility valued at \$5,200,000 for church additions and classrooms.

h. Watersports Central

Construction continues on buildings for expansion and storage behind Park Trace location.

C. Industrial Park Maintenance Status

No maintenance issues mentioned.

V. New Business

A. Land Planning Project-Industrial Park Frontage Lots

Discussion at a later date needed.

B. Other Business

No other business at this time.

VI. Public Comment

A. Daniel Bennett

Presented concept plans for Greene County Industrial Park Lot 7B; Discussed size of buildings in demand, market demand, vacancy rates, types of businesses, estimated number of jobs, and average pay of workers. Sam Young asked about truck traffic and rear setback for lot. Dick Schmidt mentioned the 2 year buildout period in the covenants.

B. Jim Woodward

Attorney-Oconee Place mentioned desire for incentives; Rob Forrester-described background and discussed high costs of site work, housing, hotels, grocer, Phase 1, 49 acres including commercial and apartments; DRI in process; Projected groundbreaking early 2023. Vincent Lewis mentioned conduit financing as incentive. Sam Young mentioned that the authority has not typically been involved in commercial incentives.

C. **Todd Ciavola**-mentioned the need for strategic planning, Carl Vinson, target industries, and groups working together. Vincent Lewis suggested that the authority revisit purpose of industrial park due to changing industries. Dick Schmidt mentioned that we have what companies are looking for and that the school system needs to be more desirable to attract companies. Scott Tolleson mentioned that it is a good idea to get groups together to work on a strategic plan.

VII. Executive Session

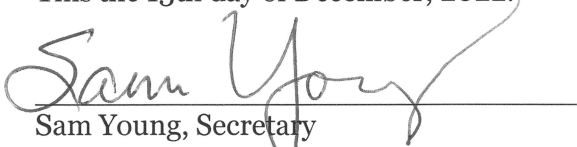
There was no need for an executive session at this time.

VIII. Adjourn

There being no further business, a motion was made by Dee Lindsey and seconded by 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, November 8, 2022.

This the 13th day of December, 2022.


Sam Young, Secretary

Appendix A

GREENE COUNTY DEVELOPMENT AUTHORITY (GEORGIA)

A RESOLUTION AUTHORIZING A TEFRA PUBLIC HEARING AS REQUIRED BY THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, TO BE HELD BY OR ON BEHALF OF THE GREENE COUNTY DEVELOPMENT AUTHORITY OF GREENE COUNTY, GEORGIA, IN CONNECTION WITH THE ISSUANCE BY THE MICHIGAN FINANCE AUTHORITY OF CERTAIN BONDS, A PORTION OF THE PROCEEDS OF WHICH WILL BE APPLIED TO REFINANCE MISCELLANEOUS CAPITAL PROJECTS AT ST. MARY'S GOOD SAMARITAN HOSPITAL, GREENSBORO, GEORGIA, APPOINTING A HEARING OFFICER FOR THE TEFRA PUBLIC HEARING AND PROVIDING AN EFFECTIVE DATE FOR THIS RESOLUTION.

WHEREAS, the Greene County Development Authority is a public body corporate and politic of the State of Georgia created by Constitutional Amendment, Ga.L.1962, P.985 and subject to the Development Authorities Law, O.C.G.A., Sections 36-62-1 *et. seq.*, as amended, to make loans to borrowers to provide funds to finance, refinance, or provide reimbursement to borrowers for the cost of the acquisition, construction, renovation or remodeling of certain projects, including hospital and healthcare facilities; and

WHEREAS, the Authority has previously issued its health system revenue bonds on behalf of St. Mary's Health Care System, Inc., the owner and operator of St. Mary's Good Samaritan Hospital, and certain affiliates of St. Mary's, including Trinity Health Corporation, an Indiana non-profit corporation, as the successor by merger to Catholic Health East; and

WHEREAS, Trinity Health and St. Mary's intend to provide for the refinancing of miscellaneous capital projects for St. Mary's, including renovations, construction, improvements and equipment acquisition and installation at the Hospital located at 5401 Lake Oconee Parkway, Greensboro, Georgia in an approximate amount of \$3,000,000 (collectively, the "Projects"); and

WHEREAS, Trinity Health and St. Mary's intend to provide for the refinancing of the Projects through the application of a portion of the proceeds of one or more series of Revenue Bonds (Trinity Health Credit Group) to be issued by the Michigan Finance Authority in an aggregate principal amount not to exceed \$900,000,000; and

WHEREAS, Trinity Health and St. Mary's have informed the Authority that in order to maximize efficiencies and to achieve cost-effective financing for its facilities, including the St. Mary's facilities, the Bonds are to be issued as part of a composite bond issue by Trinity Health to finance and refinance projects at the facilities of Trinity Health located in multiple states, including California, Connecticut, Florida, Georgia, Illinois, Indiana, Iowa, Michigan, New York, Ohio and Pennsylvania; and

WHEREAS, St. Mary's and Trinity Health have requested that the Authority hold a public hearing with respect to the issuance of the Bonds (hereinafter, the "TEFRA Hearing") and the Projects described herein to be refinanced with the proceeds of the Bonds, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended, and have requested the approval of the Greene County Board of Commissioners as required by Section 147(f) of the Code with respect to the issuance of the Bonds to be applied to refinance the Projects described herein (hereinafter, the "TEFRA Approval");

Be it Resolved by the Authority, as follows:

Section 1. Authorization of TEFRA Hearing; Appointment of Hearing Officer. A TEFRA Hearing relating to the issuance of the Bonds and the application of the proceeds thereof to the refinancing of the Projects as required by Section 147(f) of the Code is hereby authorized to be held by or on behalf of the Authority upon at least seven days' prior notice published as required by the Code. The Authority hereby appoints Richard W. Schmidt, Esq., counsel to the Authority, or David DuBois, Economic Development Director, to serve as Hearing Officer for the TEFRA Hearing on behalf of the Authority and to do all things necessary to hold the TEFRA Hearing on behalf of the Authority, including, but not limited to, assisting in the publication of the public notice of the TEFRA Hearing, attendance at the TEFRA Hearing, preparation of a record of the minutes of the TEFRA Hearing and obtaining the TEFRA Approval of the Greene County Board of Commissioners, as more particularly described in Section 2 below.

TEFRA Approval. The Hearing Officer, on behalf of the Authority, is hereby authorized to provide a record of the minutes of the TEFRA Hearing and such other materials and information relating to the TEFRA Hearing as may be necessary in connection with the consideration by the Greene County Board of Commissioners of the request for the TEFRA Approval described herein.

Section 2. Authority Fee. In connection with the TEFRA Hearing, the Authority shall charge a fee of \$10,000 to be paid by Trinity Health or St. Mary's upon the issuance and delivery of the Bonds.

Effective Date. This Resolution shall take effect immediately.

Adopted by the Greene County Development Authority, this 8th day of November, 2022

GREEN COUNTY DEVELOPMENT AUTHORITY

By:

Scott Tolleson, Chairman