

**GREENE COUNTY DEVELOPMENT AUTHORITY
MEETING MINUTES**

**Tuesday, December 13, 2022 8:00 a.m.
Greene County Administration Building
Commission Conference Room
1034 Silver Drive, Greensboro, Ga.**

Members present were Dee Lindsey, Sam Young, Mark Lipscomb, and Vincent Lewis. Others present were Byron Lombard (County Manager), David DuBois (Economic Development Director), Dick Schmidt (Attorney), Ryan Gibadlo (Atlas Ministries), Jim Meadows (Atlas Ministries), Mark Schultz, Maureen Stratton (Lake Oconee News), Todd Ciavola (Vola Group), Dr. Andrea Daniel (Athens Tech), Lenzy Reid III (Athens Tech).

I. Call to Order

There was no chairman present. It was agreed that no official action is to be taken by the members present. Meeting began at approximately 8:02 am.

II. Approval of October 11, 2022 Minutes

Approval of minutes will be addressed in the next official meeting.

III. Review of Financial Reports as of December 12, 2022

Financial reports as of December 12, 2022 were distributed for review for informational purposes only. Sam Young discussed details of the financials.

IV. Old Business

David DuBois discussed the following updates with the group.

A. Economic Development Activities

- a. TEFRA Hearing was held on November 15, 2022.
Dick Schmidt led a brief discussion about the TEFRA public hearing.
- b. Transformer replaced by Georgia Power at Westlake Pipe & Fittings, November 25, 2022
Westlake concerns about vehicles skidding from road and hitting transformer.
- c. Industrial Park-Lot 7B interested buyer Daniel Bennett has the following questions for the authority:
 1. Is this a good fit?
 2. Would wholesale and warehousing uses be supported by the GCDA?
 3. 2 year building requirement. Would 1 building completed in 2 years be ok?
 4. Will the Authority consider a modern industrial aesthetic instead of masonry for the front of the buildings?
- d. Greene County School System-Strategic Plan-Economic Development Retreat-November 29, 2022. Discussion about the role of education in workforce development, College & Career Academy, and what skills employers are looking for.

B. Project Updates

- a. **New commercial site construction is completed for Dunkin'**
Now hiring. Estimated date of opening December!
- b. **Starbucks and Jersey Mikes**
Construction continues for Starbucks, Jersey Mikes, and other retail business on SR 44 at Meadowcrest. Exterior masonry and finish out and installation of driveways.
- 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: Exterior and interior finish out ongoing.

- e. **Park South Townhomes**-52 Park Place, LLC Silverstone Residential GA completing work on Honeysuckle Street. Some units are complete and occupied.
- f. **Lake Oconee Church**- Building and parking lot construction is continuing at 1101 Village Park Dr. for church additions and classrooms.
- g. **Watersports Central**- Construction continues on buildings for expansion and storage behind Park Trace location. Work on driveways continues.

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 recommended.

B. Other Business

No other business at this time.

VI. Public Comment

A. Dr. Andrea Daniel-Discussed effects of COVID on enrollment. Daniel said Athens Tech continued to serve Greensboro with training classes and academic classes. Dick Schmidt asked how many students are served at the Greensboro campus. Daniel replied that 137 students were served in 2022. Sam Young asked if Athens Tech would share the cost of utilities and maintenance. Daniel replied that they would pay utilities and landscaping (mowing), but they are not allowed to make improvements. Daniel also stated that in 25 years the county has not put any money into the facility.

B. Jim Meadows-Atlas Ministries Co-founder & Treasurer stated that Atlas is interested in buying the property where Athens Tech is located.

C. Ryan Gibadlo- Atlas Ministries Director discussed leadership development and educational programs and the benefits for our workforce.

D. 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 development authority.

E. Byron Lombard-County Manager mentioned that the statement that the county had not put any money into the Athens Tech facility is not true.

VII. Executive Session

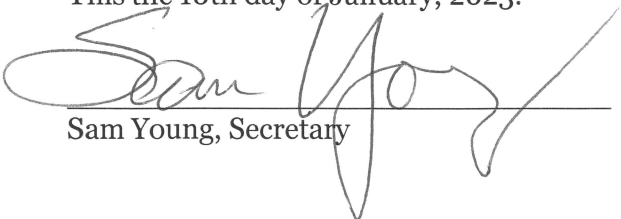
There was no need for an executive session at this time.

VIII. Adjourn

Discussions were completed and meeting ended.

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, December 13, 2022.

This the 10th day of January, 2023.



Sam Young, Secretary