

**GREENE COUNTY DEVELOPMENT AUTHORITY
MEETING MINUTES**

**Tuesday, January 10, 2023 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, Sam Young, Mark Lipscomb, and Vincent Lewis. Others present were David DuBois (Economic Development Director), Dick Schmidt (Attorney), Mark Schultz, Maureen Stratton (Lake Oconee News), Kristen Miller (State of Georgia-Economic Development Project Manager), Bart Van Stekelenburg (Juturna Water).

I. Call to Order

Chairman Scott Tolleson called the meeting to order at 8:03 am.

II. Approval of November 8, 2022 Minutes and December 13, 2022 Minutes

Motion to approve the minutes of the November 8, 2022 meeting and the December 13, 2022 meeting was made by Dee Lindsey and seconded by Mark Lipscomb. Motion was unanimously approved.

III. Review and Approval of Financial Reports as of January 9, 2023

Financial reports as of January 9, 2023 were distributed for review for informational purposes only. Sam Young discussed details of the financials. Motion to approve financial reports for informational purposes only was made by Vincent Lewis and seconded by Sam Young. Motion was unanimously approved.

IV. Old Business

David DuBois discussed the following updates with the group.

A. Economic Development Activities

a. Novelis Bond Issue-Updated

Dick Schmidt led a brief discussion about the Novelis Bond issue updates to property, plant, and equipment.

b. Workforce Development

David DuBois working with Thillen Education Foundation-Business Outreach Committee and Greene College & Career Academy.

c. Georgia Economic Development Association-Legislative Update Meeting-January 24th

Meeting to discuss upcoming legislative session with focus on proposed bills affecting development authorities.

B. Project Updates

a. Bonnie's Coffee

Open for business. Hours of operation Mon-Sun 6 am to 7 pm.

b. Commercial site construction is completed for Dunkin' Lake Oconee Drive

Training employees. Estimated date of "soft opening" January 11th.

c. Starbucks and Jersey Mikes

Construction continues for Starbucks, Jersey Mikes, and other retail business on SR 44 at Meadowcrest. Additional 1,400 square feet available for lease.

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

e. The Cottages at Baynes Creek-Phase 1: Exterior and interior finish out ongoing.

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. Litter on sides of road is increasing.

V. New Business

A. Land Planning Project-Industrial Park Frontage Lots

Discussion at a later date recommended. Comments about Athens Tech were made regarding their intention to renew or not renew their lease. Board members discussed options for use, cost to pay county, covenants, zoning, and exploring best uses of property. Dick Schmidt discussed development authority law, projects, and case law.

B. Other Business

- a. Resolution to Honor J.E. "Rope" Roberts.

Motion was made to honor J.E. "Rope" Roberts for his service to the Greene County Development Authority by Sam Young and seconded by Vincent Lewis. Motion was unanimously approved. See Appendix A.

VI. Public Comment

A. Kristen Miller-Discussed State of Georgia support available for economic development.

B. Maureen Stratton-Asked board members to be willing to make statements for stories for balanced input from all sides.

C. Mark Schultz- Commented that Jasper county citizens are opposing proposed small square footage homes for Rivian employees.

D. Scott Tolleson-Mentioned that the bond validation for Rivian was approved.

E. Dick Schmidt-Mentioned that in economic development there are winners and losers when projects happen, and how some groups have positive outcomes and some have negative outcomes.

VII. Executive Session

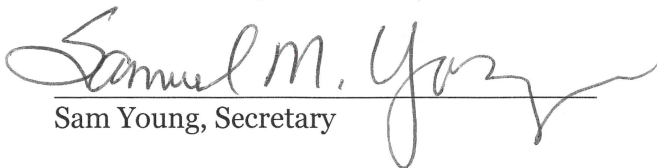
There was no need for an executive session at this time.

VIII. Adjourn

Discussions were complete and meeting was adjourned.

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, January 10, 2023.

This the 14th day of February, 2023.


Sam Young, Secretary

Appendix A

RESOLUTION OF THE GREENE COUNTY DEVELOPMENT AUTHORITY HONORING J.E. “ROPE” ROBERTS

WHEREAS, Mr. J.E. “Rope” Roberts was designated to serve the Northeast Georgia Region as the Georgia Power Community Development Manager beginning in 1995, and

WHEREAS, Mr. Roberts has served Georgia Power, Greene County, and the entire Northeast Georgia region as a change agent for the community, and as an advocate for smart economic and industrial development for the last 27 years, and

WHEREAS, Mr. Roberts has brought attraction, recruitment, and development of industrial expansions compatible with our community, and strengthening each community he served, and

WHEREAS, Mr. Roberts has built better communities in Northeast Georgia through his support with planning, vision, housing, and economic development, and

WHEREAS, Mr. Roberts has been a determined voice for economic growth and development, and has been an advocate for setting a forward direction for Greene County and all of Northeast Georgia for his entire term of service, and

WHEREAS, Mr. Roberts has been dedicated in his service to our citizens, not only in his capacity as our Georgia Power Community Development Manager but also as a proponent for the growth and prosperity of the businesses and citizens of Greene County and all of Northeast Georgia.

NOW THEREFORE, BE IT RESOLVED, the Greene County Development Authority hereby commends J.E. “Rope” Roberts for his committed years of service to Greene County, its municipalities, and the Greene County Development Authority and extends best wishes in his future endeavors.

This, the 10th day of January, 2023.