

**GREENE COUNTY DEVELOPMENT AUTHORITY
MEETING MINUTES**

**Tuesday, February 14, 2023 8:00 a.m.
Greene County Administration Building
Commission Conference Room
1034 Silver Drive, Greensboro, GA 30642.**

Members present were Scott Tolleson (Chairman), Rabun Neal (Vice-Chairman), Sam Young (Secretary), Mark Lipscomb, and Vincent Lewis. Others present were David DuBois (Economic Development Director), Dick Schmidt (Attorney), Mark Schulz, Maureen Stratton (Lake Oconee News), Bart Van Stekelenburg (Juturna Water), Jim Meadows (Atlas Ministries), Ryan Gibadlo (Atlas Ministries), Rob Taylor (Atlas Ministries), Eric Smith, Todd Ciavola (Vola Group).

I. Call to Order

Chairman Scott Tolleson called the meeting to order at 8:01 am.

II. Approval of January 10, 2023 Minutes

Minutes of January 10, 2023 meeting reviewed by board members.

MOTION: Motion to approve the minutes of the January 10, 2023 meeting was made by Rabun Neal and seconded by Vincent Lewis.

VOTE: Motion was approved by unanimous vote.

III. Review and Approval of Financial Reports as of February 13, 2023

Financial reports as of February 13, 2023 were distributed for review for informational purposes only. Sam Young discussed details of the financials.

MOTION: Motion to approve financial reports for informational purposes only was made by Rabun Neal and seconded by Vincent Lewis.

VOTE: Motion was approved by unanimous vote.

IV. Financial Audit Report – Fiscal Year 2022

Copies of GCDA Financial Audit for fiscal year 2022 with no findings or concerns were distributed to development authority members and delivered to Greene County, City of Greensboro, and City of Union Point per by-laws.

V. Interest Bearing Accounts for Greene County Development Authority funds

Sam Young discussed the need to earn interest on funds in bank account.

MOTION: Motion to move funds to interest bearing accounts was made by Rabun Neal and seconded by Sam Young.

VOTE: Motion was approved by unanimous vote.

VI. Old Business

David DuBois discussed the following updates with the group.

A. Economic Development Activities

a. Legislative Update

A brief discussion about findings and recommendations of the Final Report of the Senate Development Authorities and Downtown Development Authorities Study Committee (SR 809). Also, there was a discussion of current bills in the legislature.

b. **Greensboro Industrial Park Lots**

There was mention of lots available and maintenance issue

c. **Georgia Trend Magazine – March Issue**

The March issue of Georgia Trend magazine will feature a story about the Lake Country Region including Putnam, Greene, and Morgan Counties.

B. Project Updates

a. **Bonnie's Coffee**

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

b. **Dunkin' Lake Oconee Drive open for business**

Large footprint store having issues with startup operations and high volume of customers.

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 end of March 2023.

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

Phase 2 Dirt work is beginning.

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

Maintenance issue of fallen tree near entrance is in progress, and not finished.

VII. New Business

A. Land Planning Project-Industrial Park Frontage Lots

Vincent Lewis asked if an executive session was necessary. Dick Schmidt replied not for a general discussion. A general discussion with comments by board members regarding obtaining a value for the property, highest and best use, lease options, industrial use or workforce development, corridor overlay requirements and how they apply or not, job creation, gateway to Greensboro, obligation to protect corridor, daycare concerns, land is becoming more valuable, and consideration of cost of land going forward for future projects. General discussion ended and Chairman Tolleson called for a motion.

MOTION: Motion by Sam Young and seconded by Rabun Neal to authorize David DuBois to search for a broker to get an estimate of the value of the Athens Tech building and property.

VOTE: Motion was approved by unanimous vote.

B. Other Business

- a. No other business at this time.

VIII. Public Comment

- A. Eric Smith**-Asked, has there been a party interested in purchasing the Athens Tech building and property?

- B. Mark Schulz**-Announcement of meeting on March 11th at 9:00 am at Parkside Main 8 Theater.
- C. Todd Ciavola**- Commented on the need for a strategic plan for economic development that works with the county, cities, and board of education all together.
- D. Ryan Gibadlo**-Mentioned that Atlas Ministries is “building people” with programs for students that teach values, leadership, accountability, and work ethic. Ryan also mentioned research that points to 20% participation leading to social change/improvement. Scott Tolleson asked “What is Atlas’ plan (for the property)? Ryan answered with “develop students with values for workforce development.” Ryan added it is the vision of Atlas Ministries to develop dependable, hard working employees. Chairman Tolleson also asked “how many students are in the program?” Ryan replied about 200 in the Early Leaders program and stated that the goal was to serve 20% of the local population to affect social change.

Comments were completed.

IX. Executive Session

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

X. Adjourn

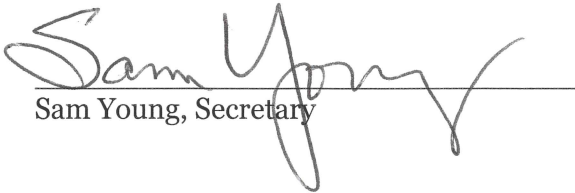
Scott Tolleson asked if there was any further discussion needed.

MOTION: Motion to adjourn meeting by Sam Young and seconded by Mark Lipscomb.

VOTE: Motion was approved by unanimous vote.

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, February 14, 2023.

This the 14th day of March, 2023.


Sam Young, Secretary