

**GREENE COUNTY DEVELOPMENT AUTHORITY
MEETING MINUTES
Tuesday, March 14, 2023 8:00 a.m.
Greene County Administration Building
Commission Conference Room
1034 Silver Drive, Greensboro, GA 30642.**

Members present were Rabun Neal (Vice-Chairman), Sam Young (Secretary), Mark Lipscomb, and Dee Lindsey. Others present were David DuBois (Economic Development Director), Dick Schmidt (Attorney), Mark Schulz, Todd Ciavola (Vola Group).

I. Call to Order

Vice-Chairman Neal called the meeting to order at 8:02 am.

II. Approval of February 14, 2023 Minutes

Minutes of February 14, 2023 meeting reviewed by board members.

MOTION: Motion to approve the minutes of the February 14, 2023 meeting was made by Mark Lipscomb and seconded by Sam Young.

VOTE: Motion was approved by unanimous vote.

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

Financial reports as of March 9, 2023 were distributed for review for informational purposes only. Sam Young discussed details of the financials. Young also covered the interest bearing investment allocations and the account balance.

MOTION: Motion to approve financial reports for informational purposes only was made by Dee Lindsey and seconded by Mark Lipscomb.

VOTE: Motion was approved by unanimous vote.

IV. Old Business

David DuBois discussed the following updates with the group.

A. Economic Development Activities

a. Legislative Update

SB 171 (Development Authorities)– Tabled and died on crossover day

b. Greensboro Industrial Park -Inquiries

Atlas Ministries has expressed interest in leasing the Athens Tech building that will be vacant June 1st.

c. Georgia Trend Magazine – March Issue

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

d. CID Community Improvement District

Approved by Board of Commissioners and Greensboro City Council

e. Greene County – Largest Employers

Reynolds Lake Oconee, Ritz-Carlton, Greene County School System

B. Project Updates

a. 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.

b. Longhorn Steakhouse

Zoning approval for restaurant project north of Burger King on SR-44.

c. **Taco Bell**

Zoning approval for restaurant project south of Burger King on SR-44.

d. **RaceTrac**

Zoning approval pending (gas pumps and lighting) for gas station/convenience store north of Burger King on SR-44.

e. **Novelis Project**-Construction is continuing for their \$36 million

expansion/modernization project. Estimated completion on schedule for end of March 2023. Tentative tour date in mid-April.

f. **The Cottages at Baynes Creek**-Phase 1: Exterior and interior finish out ongoing. Phase 2 Dirt work is beginning.

g. **Lake Oconee Church**- Building and parking lot construction is complete at 1101 Village Park Dr. for church additions and classrooms.

h. **Watersports Central**- Construction completed on buildings for expansion and storage behind Park Trace location.

C. Industrial Park Maintenance Status

Maintenance issue of fallen tree near entrance is in progress. Debris cleanup needed to finish.

V. New Business

A. Industrial Park Lots

- a. Daniel Bennett has asked about approval for uses on Lot 7B. David DuBois requested that Bennett provide examples of proposed uses for Lot 7B for development authority to review.

B. Other Business

- a. Incentives approval needed for Holiday Inn Express.

VI. Public Comment

A. Todd Ciavola- Commented on the CID uses and questioned funding.

B. Mark Schultz-Commented on CID.

Comments were completed.

VII. Executive Session

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

VIII. Adjourn

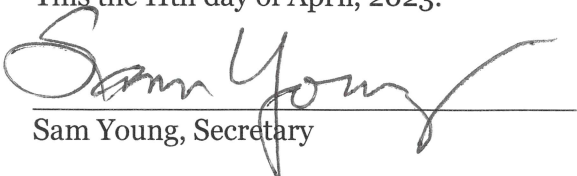
Vice-Chairman Neal asked if there was any further discussion needed and called for a motion to adjourn meeting.

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, March 14, 2023.

This the 11th day of April, 2023.


Sam Young, Secretary