

**GREENE COUNTY DEVELOPMENT AUTHORITY  
MEETING MINUTES**

**Tuesday, March 12, 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), Vincent Lewis (Assistant Secretary), and Mark Lipscomb. Others present were David DuBois (Economic Development Director), Richard “Dick” Schmidt (Attorney), Tommy Jeffords (Attorney), Traci Paquette (Candidate for Tax Commissioner), Bart VanStekelenburg (CEO-Juturna Water), Brett Henderson (Developer-Hilltop Acres), Jan Broughton (Chair-Habitat for Humanity), Bob Mills (Consultant-UDS Development), Byron Lombard (County Manager), John Ellenberg (CEO-Greene College & Career Academy).

**I. Call to Order**

Vice-Chairman Neal called the meeting to order at 8:07 am.

**II. Approval of February 13, 2024 Minutes**

Minutes of February 13, 2024 meeting reviewed by board members.

**MOTION:** Motion to approve the minutes of the February 13, 2024 meeting was made by Vincent Lewis and seconded by Mark Lipscomb.

**VOTE:** Motion was approved by unanimous vote.

**III. Review and Approval of Financial Reports as of March 11, 2024**

Financial reports as of March 11, 2024 and monthly statement were distributed for review for informational purposes only. Sam Young discussed details of the financial statements and renewal of certificate of deposit.

**IV. Review of Annual Financial Report for Fiscal Year 2023**

Sam Young discussed details of the GCDA Annual Financial Report for Fiscal Year 2023.

**MOTION:** Motion to approve monthly and annual financial reports for informational purposes only was made by Vincent Lewis and seconded by Mark Lipscomb.

**VOTE:** Motion was approved by unanimous vote.

**V. Business Items**

**A. Baynes Creek Phase 2-Housing Project**

Jan Broughton shared the need for workforce housing and discussed the desire for a partner to acquire funds from the Rural Workforce Housing Initiative program administered by the Georgia Department of Community Affairs. Bob Mills mentioned the proceeds (\$1 to \$1.4 mil) from the sale of lots of the proposed project.

Beth Eavenson (Region 5 Representative, Georgia Department of Community Affairs), Jimish Patel (OneGeorgia Equity Fund), and Jenna Web (Georgia Department of Community Affairs) attended meeting by telephone. Beth Eavenson commented that the City of Greensboro does not qualify for the infrastructure grant funds because their financial reporting is not current. Ms Eavenson also clarified that the grant funds were for infrastructure and the construction loans are for other construction.

Rabun Neal expressed interest in having further conversations with members of the GCDA, DCA, and the Habitat for Humanity group to explore the feasibility of GCDA involvement in the project.

**B. Novelis – Annual Report regarding Memorandum of Agreement between GCDA and Novelis**

Dick Schmidt commented on Jobs Goals numbers being less than agreed upon as defined in the MOA. Current jobs reported by Novelis are at 133. The Jobs Goal for 2023 was 145.

Rabun Neal mentioned that the jobs numbers can be amended, and he asked David DuBois to meet with Novelis to discuss job numbers projections for the next few years.

**C. Request for Annexation of Boswell Property into City of Greensboro (as part of proposed Green Gateway/Grind Capital Project)**

Dick Schmidt led discussion on proposed rezoning and annexation of project by the City of Greensboro describing process and requirements for plans by the city.

Sam Young commented on housing, and Mark Lipscomb mentioned the zoning board, anticipated traffic concerns from this type of development, and the impact on businesses and the city of a distribution warehouse in this location.

**VI. Public Comments**

Traci Paquette introduced herself and announced that she is running for tax commissioner of Greene County.

Bart VanStekelenburg asked if there is a way for the Authority to help the City of Greensboro with their financial reporting to be in compliance.

Brett Henderson also mentioned that the City of Greensboro needs help.

John Ellenberg thanked the Greene County Development Authority for their support of workforce development and the Greene College & Career Academy.

**VII. Executive Session**

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

**VIII. Adjourn**

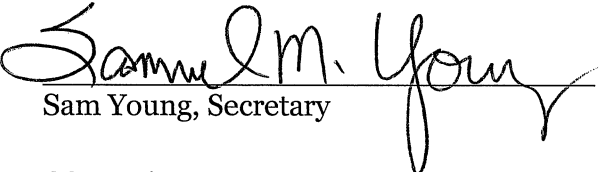
Vice-Chairman Neal asked if there was any further discussion needed and called for a motion to adjourn meeting.

**MOTION:** Motion to adjourn meeting was made 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 12, 2024.

This the 9th day of April, 2024.

  
Sam Young, Secretary