

**GREENE COUNTY DEVELOPMENT AUTHORITY
MEETING MINUTES
Tuesday, November 12, 2024 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), Vincent Lewis (Assistant Secretary), Dee Lindsey, and Mark Lipscomb fulfilling requirements for a quorum. Others present were Mark Schulz (Chairman, Greene County Republican Party), Gary Guyer, Gilbert Valdez (Cushman & Wakefield), Dick Schmidt (Attorney), Tommy Jeffords (Attorney), Otho Tucker, John Ellenberg, Jim Woodward, Power Evans (Region 5 Project Manager State of Georgia Economic Development), Mark Schulz, Hannah Barron (Lake Oconee News).

I. Call to Order

Chairman Tolleson called the meeting to order at 8:00 am.

II. Motion to amend meeting agenda

MOTION: Motion to add items of Financial Audit Proposal and Wastewater Infrastructure Project to meeting agenda was made by Sam Young and seconded by Dee Lindsey.

VOTE: Motion was approved by unanimous vote of members present.

III. Approval of September 10, 2024 Minutes

Minutes of September 10, 2024 meeting reviewed by board members. The October GCDA meeting was canceled.

MOTION: Motion to approve the minutes of the September 10, 2024 meeting was made by Mark Lipscomb and seconded by Rabun Neal.

VOTE: Motion was approved by unanimous vote of members present.

IV. Review and Approval of Financial Reports as of November 12, 2024

Sam Young discussed details of the financial activities since the last meeting including year-end numbers, recent monthly activities, and revisions to budget.

MOTION: Motion to approve financial report for informational purposes only and for revisions was made by Rabun Neal and seconded by Dee Lindsey.

VOTE: Motion was approved by unanimous vote of members present.

V. Business Items

A. Consideration of resolution to amend GCDA budget for FY 2025

Amended budget required due to contributions from funding entities being less than the GCDA approved budget amounts.

MOTION: Motion to authorize a revision to the FY 2025 Greene County Development Authority budget in order to reduce the funding requested from Greene County, City of Greensboro, and City of Union Point as follows: REDUCE: Local Government Grants to \$6,000 (\$2,000 per each jurisdiction) and INCREASE: Fund Balance – Budgeted \$6,000 was made by Mark Lipscomb and seconded by Rabun Neal.

VOTE: Motion was approved by unanimous vote of members present.

B. Consideration and discussion of rezoning applications

Scott Tolleson led a discussion of consideration of Re-Zoning Applications for parcel ID 0700000500 and parcel ID 0700000510, 1051 Athens Tech Dr, Athens Tech building and property from B2 General Commercial Highway Oriented District to LI Light Industrial District. Members of the board commented on the need to determine future use of the parcels. Dick Schmidt mentioned a current case before the Supreme Court of Georgia that addresses rezoning of land by development authorities.

C. Review of Economic Development Strategic Plan

Rope Roberts joined the meeting via Zoom Meetings at 9:15 am and provided an overview of the rough draft of the Economic Development Strategic Plan for Greene County Development Authority (See Appendix B). Roberts emphasized the Strategic Priorities:

1. Bolster our Workforce Pipeline
2. Diversify our Industry Base and Job Opportunities
3. Protect and Enhance our Quality of Place
4. Adopt an Investment Framework to support the GCDA

D. Economic Development Report

David DuBois provided an overview of planned commercial and residential developments around the Oconee Town Center area. DuBois mentioned receiving the GCED Georgia Certified Economic Developer certification from the University of Georgia. Chairman Tolleson had to leave meeting early. Vice Chairman Rabun Neal continued meeting.

E. Airabella Update

Kevin Bryant discussed the progress of the Airabella multi use development providing details of housing (Phase 1, 70 Luxury Townhomes priced \$1.5 to \$2.1 million; 140 Single Family Homes by Harrison Homes priced at \$300 k with amenities; 150 room Marriott Tribute Hotel; 9-hole golf course (like Chateau Elan design);

F. Proposal for GCDA Annual Financial Audit

Secretary Sam Young mentioned that McNair, McLemore, Middlebrooks & Co. LLC estimated the cost of annual financial audit will likely increase from \$6,500 to \$7,500.

MOTION: Motion to approve documents was made by Sam Young and seconded by Vincent Lewis.

VOTE: Motion was approved by unanimous vote of members present.

G. Wastewater Collection System Expansion Project (2024)

Jim Woodward discussed the details of the Economic Development Grant Agreement (Piedmont Wastewater Collection System Expansion Project) 2024. Documents are attached and made a part thereof (See Appendix A).

MOTION: Motion to approve documents was made by Mark Lipscomb and seconded by Vincent Lewis.

VOTE: Motion was approved by a 4-0 vote of members present. Vice Chairman Rabun Neal abstained from voting.

VI. Public Comments

A. Gary Guyer-workforce housing proposal to build 52 houses, interested in 4.4-acre parcel on front of Greene County Industrial Park.

B. Mark Schulz-high voter turnout for Greene County.

C. John Ellenberg-introduction

D. Power Evans-State of Georgia Economic Development Region 5 Project Manager.

- E. Gilbert Valdez-recommends designated zoning, pad ready sites, Commissioner Wilson “speed to market” important.
- F. Hannah Barron-Lake Oconee News
- G. Tommy Jeffords-Attorney for GCDA; will succeed Dick Schmidt.
- H. Otho Tucker-newly elected Greene County Board of Education Chairman.

VII. Executive Session

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

VIII. Adjourn

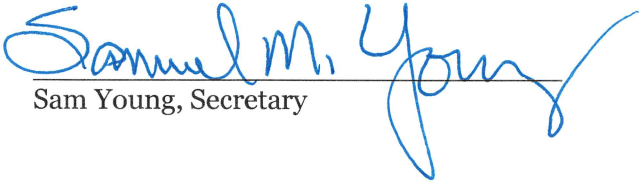
Vice-Chairman Rabun Neal asked if there was any further discussion needed and called for a motion to adjourn meeting.

MOTION: Motion to adjourn meeting was made by Sam Young and seconded by Vincent Lewis.

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, November 12, 2024.

This the 10th day of December, 2024.


Sam Young, Secretary

Appendix A

Economic Development Grant Agreement-Piedmont Wastewater Collection System Expansion Project

(Following Pages)

DRAFT DATE: 09/30/24

**ECONOMIC DEVELOPMENT GRANT AGREEMENT
(PIEDMONT WASTEWATER COLLECTION SYSTEM EXPANSION PROJECT)**

Between

GREENE COUNTY DEVELOPMENT AUTHORITY

and

PIEDMONT WATER RESOURCES, LLC

dated as of 11/12, 2024

STATE OF GEORGIA

COUNTY OF GREENE

**ECONOMIC DEVELOPMENT GRANT AGREEMENT
(PIEDMONT WASTEWATER COLLECTION SYSTEM EXPANSION PROJECT)**

THIS ECONOMIC DEVELOPMENT GRANT AGREEMENT (this “Agreement”), dated as of this 12th day of November, 2024, is made between the **GREENE COUNTY DEVELOPMENT AUTHORITY**, a public body corporate and politic of the State of Georgia (the “Authority” and a “Party”), and **PIEDMONT WATER RESOURCES, LLC**, a Georgia limited liability company (the “Company” and a “Party”), and recites and provides as follows. Capitalized items used herein and not otherwise defined have the meanings given to them in Article II.

**ARTICLE I
RECITALS**

WHEREAS, the Authority is a State of Georgia constitutionally-chartered authority, created and existing pursuant to an amendment to the Constitution of the State of Georgia (1962 Ga. Laws p. 985 *et seq.*, as continued by 1985 Ga. Laws p. 4246 *et seq.*) (the “Amendment”); and

WHEREAS, the Authority has been created for the purposes of developing, promoting and expanding for the public good and general welfare, industry, agriculture, commerce, natural resources, and vocational training and for the making of long range plans for the coordination of such development, promotion and expansion within its territorial limits; and

WHEREAS, Piedmont is the owner and operator of a private water and sewer utility system (the “System”) in Greene County, Georgia (the “County”) which is located within the territorial limits of the Authority; and

WHEREAS, Piedmont proposes to acquire, construct, equip and install an expansion to the System’s wastewater collection system (the “Project”) along State Route 44, across the Richland Connector, and then south to the Walker Church Community (the “Project Area”) which will increase trade, commerce, industry and employment opportunities in the County; and

WHEREAS, as presently designed, the Project will consist of three submersible pumping stations and approximately 52,000 linear feet of 6”, 8”, 10” and 12” force mains which will receive and transport wastewater along the corridors of Hatchers Run, Walker Church Road, Richland Connector, Highway 44, and Carey Station Road to Piedmont’s existing Carey Station Water Reclamation Facility and will transport collected wastewater; and

WHEREAS, the map of the Project Area (the “Project Area”) is attached hereto as Exhibit “C”, and the estimated cost to complete the Project is \$13,400,000 (the “Project Budget”); and

WHEREAS, the Project will (a) allow Piedmont to gain additional customers in the Project Area and for its Carey Station Water Reclamation Facility, (b) allow other developers to move forward with existing and new residential developments, and (c) facilitate the redevelopment within existing neighborhoods where current setbacks and soil conditions are not conducive to lake front home construction served by septic systems and the development of new subdivisions, all of which will create increased tax base and jobs within the County; and

WHEREAS, it has been determined by the board of directors of the Authority that the Project is an economic development project and develops, promotes and expands for the public good and general welfare, industry and commerce in the County; and

WHEREAS, Piedmont has informed the Authority that the availability of a cash economic incentive with respect to certain costs of the Project is an important factor under consideration by Piedmont in determining to complete the Project in the County; and

WHEREAS, in furtherance of its purpose to promote and expand commerce and industry, and employment opportunities in the County, the Authority has determined to make available certain funds held by the Authority in the amount up to \$2,000,000 (the "Economic Development Grant Incentive") as an economic development grant to Piedmont to be used and applied toward a portion of the costs of the Project; and

WHEREAS, the Authority and Piedmont are entering into this Agreement to provide certain terms of the Economic Development Grant Incentive; and

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants, agreements, premises herein, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged, the parties intending to be legally bound hereby, do hereby covenant and agree as follows:

ARTICLE II GENERAL TERMS

Section 2.1 Definitions. Unless the context clearly requires a different meaning, the following terms are used herein with following meanings:

"Act of Bankruptcy" means the making of an assignment for the benefit of creditors, the filing of a petition in bankruptcy, the petitioning or application to any tribunal for any receiver or any trustee of the applicable Person or any substantial part of its property, the commencement of any proceeding relating to the applicable Person under any reorganization, arrangement, readjustments of debt, dissolution or liquidation law or statute of any jurisdiction, whether now or hereafter in effect, or if within sixty (60) days after the filing of a bankruptcy petition or the commencement of any proceeding against the applicable Person seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under any present or future statute, law or regulation, the proceedings have not been dismissed, or, if, within sixty (60) days after the appointment, without the consent or acquiescence of the applicable Person,

of any trustee, receiver or liquidator of the applicable Person or of the land owned by the applicable Person, the appointment has not been vacated.

“Affiliate” means, with respect to any Person, (a) a parent, partner, member or owner of such Person or of any Person identified in clause (b) of this definition; and (b) any other Person that, directly or indirectly through one or more intermediaries, controls, is controlled by or is under common control with such Person. As used in this definition, the term “control” means the possession, directly or indirectly, of the power to direct or cause the direction of the management or policies of a Person, whether through the ownership of voting securities, by contract or otherwise.

“Applicable Law” means all applicable laws, statutes, resolutions, treaties, rules, codes, ordinances, regulations, certificates, orders, authorizations, determination, demand, approval, notice, direction, franchise, licenses and permits of any governmental body and judgments, decrees, injunctions, writs, orders or like action of any court, arbitrator or other administrative, judicial or quasi-judicial tribunal or agency of competent jurisdiction (including Environmental Laws and any other applicable laws pertaining to health, safety or the environment).

“Application for Grant Advance” means an application for the advance of an Economic Development Grant Payment in substantially the form attached as EXHIBIT D (or such other form approved by the Authority).

“Authority” means the Greene County Development Authority, an instrumentality of the State of Georgia and a public corporation.

“County” means Greene County, Georgia, a political subdivision of the State, acting through its legislative body, the Board of Commissioners, and its successors and assigns under this Agreement.

“Economic Development Grant Incentive” means the economic development grant provided by the Authority in accordance with the terms of this Agreement to incentivize Piedmont to acquire, construct and install the Project in the County.

“Economic Development Grant Payments” means the economic development grant payments to be made by the Authority to Piedmont hereunder as described in Section 6.1 hereof; provided however, that the total aggregate Economic Development Grant Payments made to Piedmont shall not exceed \$2,000,000 in the aggregate.

“Effective Date” means the dated date of this Agreement.

“Environmental Laws” means the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., as amended, the Comprehensive Environmental Response Compensation and Liability Act of 1980, 42 U.S.C. § 9601 et seq., as amended by the Superfund Amendments and Reauthorization Act of 1986, and as further amended, the Clean Water Act, 33 U.S.C. § 1251 et seq., as amended, the Clean Air Act, 42 U.S.C. § 7401 et seq., as amended, the Toxic Substances

Control Act, 15 U.S.C. § 2601 et seq., as amended, and any other applicable law relating to health, safety or the environment.

“Event of Default” is defined in Section 9.2 hereof.

“Force Majeure” means the actual period of any delay to the final completion date of the Project caused by fire, unavailability of manufactured materials, earthquake, flood, explosion, war, acts of terrorism, invasion, insurrection, mob violence, sabotage, lockouts, litigation, condemnation, riots or other civil disorder, national or local emergency, act of God, unusual delays in transportation, unusual delay in obtaining lawful permits or consents to which the applicant is legally entitled, strike or labor dispute, severe unanticipated weather conditions, or delays caused by the Authority in excess of thirty (30) days in responding to proposals for Material Modifications pursuant to Section 4.4, in any such case entitling Piedmont or the Authority commensurate extension of time to perform and complete the obligations delayed thereby under this Agreement. The party requesting an extension of time due to Force Majeure will give written notice in accordance with Section 10.2 as soon as reasonably practical after the start of the event (in occurrence giving rise to the delay, specifically identifying the occurrence or event and the anticipated resulting delays to the Project.

“Engineering Firm” means an experienced, bondable and reputable engineering firm reasonably satisfactory to the Authority.

“Hazardous Substances” means any hazardous waste, as defined by 42 U.S.C. § 6903(5), any hazardous substances as defined by 42 U.S.C. § 9601(14), any pollutant or contaminant as defined by 42 U.S.C. § 9601(33), and any toxic substances, oil or hazardous materials or other chemicals or substances regulated by any Environmental Laws.

“Legal Requirements” means any legal requirements (including, without limitation, Environmental Laws), including any local, state or federal statute, law, ordinance, rule or regulation, now or hereafter in effect, or order, judgment, decree, injunction, permit, license, authorization, certificate, franchise, approval, notice, demand, direction or determination of any governmental authority.

“Material Modification” means any modification, change or alteration in the description of the Project that would result in (a) a material decrease in the Project scope. For the purposes hereof, a material decrease shall mean a reduction in the scope of the project by more than ten percent (10%).

“Permitted Exceptions” means all of the following: (a) any reasonable and customary exceptions that serve or enhance the use or utility of the Project arising in the course of and necessary in connection with the construction, or ultimate operation of the Project, including by way of example and not of limitation, easements granted to public utility companies or governmental bodies (for public rights-of-way or otherwise), (b) any other exceptions expressly approved in writing by the Authority; (c) real property taxes, bonds and assessments (including assessments for public improvements) not yet due and payable; (d) any exceptions approved by

any construction lender and (e) any covenants affecting the Project Area that are recorded in the records of the Authority as of the Effective Date.

“Person” includes a corporation, a trust, an association, a partnership (including a limited liability partnership), a joint venture, an unincorporated organization, a business, an individual or natural person, a joint stock company, a limited liability company, or any other entity.

“Piedmont” means Piedmont Water Resources, LLC, a Georgia limited liability company and its successors and assigns.

“Project” means the expansion of System’s wastewater collection system proposed to be developed by Piedmont in the Project Area (consistent with the purposes and intent of the Project Area), including, but not limited to, the engineering, design, site preparation, permitting and construction of the certain improvements, all as more specifically described in the Project Description, attached hereto as EXHIBIT A, as such Exhibit may be amended or modified from time to time.

“Project Approvals” means all approvals, consents, waivers, orders; agreements, authorizations, permits and licenses required under applicable Legal Requirements or under the terms of any restriction, covenant or easement affecting the Project, or otherwise necessary or desirable for the ownership, acquisition, construction equipping use or operation of the Project, whether obtained from a governmental authority or any other person.

“Project Area” means the area of Greene County within which the Project will be located as more specifically described in EXHIBIT C attached hereto.

“Project Budget” means the projected cost for construction of the Project as set forth in EXHIBIT B, which costs include all architectural, engineering, design, legal and other consultant fees and expenses related to the Project, as such Exhibit may be amended or modified from time to time.

“Project Completion” means completion of construction of the Project; provided, however, the Project Completion date shall be on or before December 31, 2026.

“Project Description” means the description of the Project provided in EXHIBIT A attached hereto.

“State” means the State of Georgia.

“System” means Piedmont’s private water and sewer utility system located in the County.

“Transaction Documents” means any agreement or instrument other than this Agreement to which Piedmont is a party or by which it is bound and that is executed in connection with the Project and the transactions contemplated by this Agreement, as the same may be amended or supplemented, including any agreements with other developers for the funding or development of the Project.

Section 2.2 Singular and Plural. Words used herein in the singular, where the context so permits, also include the plural and vice versa. The definitions of words in the singular herein also apply to such words when used in the plural where the context so permits and vice versa.

ARTICLE III REPRESENTATIONS AND WARRANTIES

Section 3.1 Representations and Warranties of Piedmont. Piedmont hereby represents and warrants to the Authority that:

(a) Organization and Authority. Piedmont is a Georgia limited liability company, in good standing and authorized to transact business in the State. Piedmont has the requisite power and authority to execute and deliver this Agreement, to incur and perform its obligations hereunder, and to carry out the transactions contemplated by this Agreement.

(b) Due Authorization, Execution and Delivery. The execution, delivery, and performance of this Agreement has been duly authorized by the powers contained in and granted to the Manager in the operating agreement of the Company, and no further approvals or filings of any kind, including any approval of or filing with any governmental authority, are required by or on behalf of Piedmont as a condition to the valid execution, delivery, and performance by it of this Agreement. This Agreement, when duly-executed and delivered by each party hereto, will be the valid, binding and enforceable obligation of Piedmont in accordance with its terms, subject to matters and laws affecting creditors' right generally and to general principles of equity.

(c) Organizational Documents. Piedmont's organizational documents are in full force and effect and have not been modified or supplemented from those submitted to the Authority, but as the same may be modified in the future to reflect changes in the organizational structure of Piedmont in the ordinary course of business, and no fact or circumstance has occurred that, by itself or with the giving of notice of the passage of time or both, would constitute a default thereunder.

(d) Environmental. Piedmont has no knowledge: (i) of the presence of any Hazardous Substances in the Project Area of the Project, or any portion thereof, or of any spills, releases, discharges, or disposal of Hazardous Substances that has occurred or are presently occurring on or at the Project Area of the Project, or any portion thereof, or (ii) of the presence of any PCB transformer serving, or stored in, the Project Area or the Project, or any portion thereof, and Piedmont has no knowledge of any failure to comply with any applicable Environmental Laws relating to the generation, recycling, reuse, sale, storage, handling, transport and disposal of any Hazardous Substances.

(e) Bankruptcy. No Act of Bankruptcy has occurred with respect to Piedmont.

(f) No Litigation. There is no action, suit or proceeding of any kind pending or, for the knowledge of Piedmont, threatened against or affecting Piedmont in any court before any arbitrator or before or by any governmental body which (i) in any manner raises any question affecting the

validity or enforceability of this Agreement, (ii) could materially and adversely affect the business, financial position or results of operations of Piedmont, or (iii) could materially and adversely affect the ability of Piedmont to perform its obligations hereunder, nor does Piedmont know of any basis for any such action, suit, proceeding, or investigation.

(g) No Undisclosed Liabilities. Neither Piedmont nor the Project Area is subject to any material liability or obligation, including contingent liabilities, other than loans to finance the Project. Piedmont is not in default under or in breach of any material contract or agreement, and no event has occurred which, with the passage of time or giving of notice (or both) would constitute such a default which has a material adverse effect on the ability of Piedmont to perform its obligations under this Agreement.

(h) Tax Matters. Piedmont has prepared and filed in a substantially correct manner all federal, state, local, and foreign tax returns and reports heretofore required to be filed by them and has paid all taxes shown as due thereon. No governmental body has asserted any deficiency in the payment of any tax or informed Piedmont that such governmental body intends to assert any such deficiency or to make any audit or other investigation of Piedmont for the purpose of determining whether such a deficiency should be asserted against Piedmont.

(i) Principal Office. Piedmont's principal place of business is located at 5170 Peachtree Rd, Bldg. 100, Suite 120, Chamblee, GA, 30341.

(j) Licenses and Permits. Piedmont possesses, or will possess as such times as the same may be legally required (and will cause its contractors, subcontractors, agents and other Persons performing any activities relating to the Project by contract with or under the direction of Piedmont to possess), all franchises, patents, copyrights, trademarks, trade names, licenses and permits, and rights in respect of the foregoing, adequate for the conduct of its business substantially as now conducted or as it is intended to be conducted with respect to the Project, without known conflict with any rights of others.

(k) Project Location. The Project is located wholly within the County.

(l) Project Budget. The Project Budget of Thirteen Million Four Hundred Thousand (\$13,400,000) accurately reflects the currently estimated costs of the Project, but may be subject to modification as provided in Section Article IV hereof.

(m) Ownership of Property; Easements and Rights of Way. Piedmont, or an affiliate controlled by Piedmont, either has acquired or will acquire (1) good title or (2) permits upon dedicated public or private rights of way or perpetual private easements to the portion of the Project Area on which the Project will be constructed, subject only to the Permitted Exceptions and the liens permitted by this Agreement.

Section 3.2 Representations and Warranties of the Authority. The Authority hereby represents and warrants to Piedmont that:

(a) Organization and Authority. The Authority is a public body corporate and politic,

created and validly existing pursuant to the Constitution and laws of the State of Georgia, including particularly the provisions of the Amendment. The Authority has the requisite power and authority to execute and deliver this Agreement, to incur and perform its obligations hereunder, and to carry out the transactions contemplated by this Agreement.

(b) Due Authorization, Execution and Delivery. The execution, delivery, and performance of this Agreement has been duly authorized by all necessary action and proceedings by or on behalf of the Authority, and no further approvals or filings of any kind, including any approval of or filing with any governmental authority, are required by or on behalf of the Authority as a condition to the valid execution, delivery, and performance by the Authority of this Agreement. This Agreement, when duly executed and delivered by each party hereto, will be the valid, binding and enforceable obligation of the Authority in accordance with its terms, subject to matters and laws affecting creditors' right generally as to political bodies and to general principles of equity.

(c) No Litigation. There are no actions, suits, proceedings or investigations of any kind pending or threatened against the Authority before any court, tribunal or administrative agency or board or any mediator or arbitrator that questions the validity of this Agreement or any action taken or to be taken pursuant hereto.

ARTICLE IV DEVELOPMENT AND CONSTRUCTION

Section 4.1 Project Area. (a) The preliminary Project Area is attached hereto as EXHIBIT C. Piedmont will retain an Engineering Firm to prepare a final Project Area for the Project. Piedmont will retain an Engineering Firm to prepare a final Project Plan for the Project.

(b) The final Project Area will not substantially decrease from the preliminary Project Area attached hereto as EXHIBIT C, without the written approval of the Authority.

Section 4.2 Construction of the Project.

(a) Piedmont shall oversee and coordinate the building and construction of the Project and shall monitor the work performed by the contractor(s) and any and all subcontractors or other third parties engaged in connection with the Project. Piedmont shall be authorized in its sole discretion to issue change orders that are required to meet unforeseen conditions or are otherwise necessary to properly construct the Project. The Engineering Firm will assist with oversight of the construction element of the Project. Piedmont shall engage Fortis Siteworks, LLC, or comparable construction services provider, as the general contractor to construct the Project.

(b) Piedmont will develop and construct the Project in a good and workmanlike manner in substantial conformance with the Project Area, subject to Force Majeure. The Authority acknowledges that, during the term of this Agreement, modifications to the Project as contemplated on the Effective Date may occur. To the extent that any such modification is a Material Modification, Piedmont will comply with the procedures set forth in Section 4.4. The Authority agrees to use commercially reasonable efforts to assist Piedmont with the

development of the Project on the terms set forth in this Agreement to further the public purposes of the Project Area.

(c) Piedmont agrees to use commercially reasonable efforts to develop and construct the Project in all material respects in accordance with the Project Budget, as set forth in EXHIBIT B, subject to Force Majeure. The Authority acknowledges that, during the term of this Agreement, modifications to the Project Budget may occur. When such modifications occur which are not Material Modifications, Piedmont will provide a revised version of EXHIBIT B to the Authority. The Project Budget, as revised, will be used as the basis for the Authority's pro rata share of the costs of the Project in calculating the Economic Development Grant Payments. Notwithstanding any representation herein or within the Project Budget to the contrary, the Economic Development Grant Incentive amount shall not exceed \$2,000,000.

(d) To the extent not included in an Application for Grant Advance, Piedmont shall at the request to the Authority deliver construction cost reports and interim progress reports in form and content reasonably satisfactory to the Authority, including an updated Project construction schedule and summary of all costs and expenses incurred in connection with the Project, not less frequently than semi-annually, from and after the date hereof and until the earlier of (i) the payment of all Economic Development Grant Payments or (ii) the Project Completion. Piedmont shall keep the Authority fully informed as to the status and progress of all construction work with respect to the Project.

(e) Upon Project Completion, Piedmont will provide the Authority with a final cost summary of all costs and expenses associated with the Project and evidence that all amounts owing to contractors and subcontractors have been paid in full evidenced by customary affidavits executed by such contractors.

(f) Piedmont will construct the Project in accordance with all applicable Legal Requirements.

(g) Piedmont shall maintain accurate books and records of account with respect to the grant funds, and payment thereof, and make such books and records available to the Authority for examination and inspection during normal business hours, upon forty-eight (48) hours' prior written notice from the Authority.

(h) Piedmont shall not, directly or indirectly, create, incur, assume or suffer to be created by it or any contractors, subcontractors, employees, laborers, materialmen or other suppliers of goods or services, any claim, lien, charge or encumbrance on the Project or any part thereof or interest therein, and Piedmont shall promptly pay or discharge, and discharge of record, any such claim, lien or encumbrance for labor, materials, supplies or other charges which, if unpaid, might be or become a lien upon the Properties or any component thereof. Each party shall immediately notify the others of the assertion of any claim, lien, security interest or encumbrance against the Property of a particular Participant or any portion or part thereof of which it has knowledge, arising from the Project work.

(i) Piedmont shall contractually require that each contractor doing work on the

Properties shall procure and maintain in full force and effect at all times (with responsible insurance carriers) the following insurance:

- (1) workers' compensation insurance as required by applicable laws, as well as employer's liability insurance;
- (2) commercial general liability insurance against claims for personal injury (including bodily injury and death) and property damage, which shall provide coverage for all operations, property damage and personal injury, with minimum limits per occurrence and annually in the aggregate for combined bodily injury and property damage in amounts consistent with Piedmont's standard practices in construction contracting; and
- (3) automobile liability insurance covering automobiles owned or used by the contractors and its agents.

Section 4.3 Approvals Required for the Project. Piedmont will obtain or cause to be obtained all necessary Project Approvals for the Project and will comply with all Legal Requirements of any governmental body regarding the use or condition of the Project. Piedmont may, however, contest any such Legal Requirement or denial of a Project Approval by an appropriate proceeding diligently prosecuted provided that Piedmont gives the Authority prior written notice of its intent to contest a Legal Requirement or denial of a Project Approval.

Section 4.4 Material Modifications. Piedmont may make any modification which increases the scope of the project without notice, review, or approval of the Authority and such modification shall not be deemed a Material Modification. If Piedmont proposes to make a Material Modification to the scope of the Project, as defined hereinabove, Piedmont shall submit such Material Modification to the Authority in writing for review and approval by it. Any such submission must clearly identify all, changes, omissions and additions as compared to the previously approved description of, budget or construction schedule for the Project. The Authority will have fifteen (15) business days after submission of the proposed modifications to review the submission and deliver to Piedmont written comments to or written approval of the modifications. If the Authority determines, in its reasonable judgment, that the proposed modifications are acceptable, the Authority will notify Piedmont in writing, the proposed modifications will be deemed to be incorporated, and Piedmont will perform its obligations under this Agreement as so modified. If the Authority determines, in its reasonable judgment, that the proposed modifications are not acceptable, the Authority will so notify Piedmont in writing, specifying in reasonable detail in what respects they are not acceptable and, by written notice to the Authority, Piedmont will either (a) withdraw the proposed modifications, in which case, construction will proceed on the basis of the description of, budget or construction schedule for the Project previously approved as provided herein; or (b) revise the proposed modifications in response to such objections, and resubmit such revised modifications to the Authority for review and approval by it within fifteen (15) business days after such notification as described above. If the Authority has not responded to Piedmont within Fifteen (15) business days after any submission, the proposed modifications will be deemed approved.

ARTICLE V

DUTIES, RESPONSIBILITIES AND SPECIAL COVENANTS OF PIEDMONT

Section 5.1 Completion of the Project. Piedmont will commence and complete construction of the Project, with diligence and in a good and workmanlike manner, free and clear of all liens and claims for materials supplied or for labor or services performed in connection with the Project. The Project Completion shall occur on or before December 31, 2026.

Section 5.2 Compliance with Documents. Piedmont agrees to comply with all material obligations and covenants of Piedmont herein and in the Transaction Documents.

Section 5.3 Litigation. During development and construction of the Project, Piedmont shall notify the Authority in writing, within ten (10) days of its having knowledge thereof, of any actual, pending, or threatened litigation, claim, demand, or adversarial proceeding in which a claim is made against Piedmont or the Project and which may materially and adversely affect the Project, and of any judgment rendered against Piedmont. Piedmont will notify the Authority in writing within ten (10) days of its having knowledge of any matter that Piedmont considers may result or does result in a material adverse change in the financial condition or operation of Piedmont or its interest in the Project.

Section 5.4 Maintenance of the Project. Piedmont agrees that, to the extent it has an interest in the Project it will at its own expense, (a) keep such project or cause such project to be kept in as reasonably safe condition as its operations permit; (b) make or cause to be made from time to time all necessary repairs thereto and renewals and replacements thereof and otherwise keep such project in good repair and in good operating condition; and (c) not permit or suffer others to commit a nuisance or waste on or about the Project. Piedmont at its own expense and from time to time, may make any additions, modifications or improvements to the applicable project that it may deem desirable for its business purposes and that do not impair the effective use, or decrease the value, of the Project.

Section 5.5 Compliance with Laws, Contracts, Licenses, and Permits. Piedmont will use commercially reasonable efforts to comply in all material respects with (a) all applicable laws, (b) all agreements and instruments by which it or any of its properties may be bound, and all restrictions, covenants and easements affecting the Project or the Project Area, (c) all applicable decrees, orders and judgments, and (d) all licenses and permits required by applicable laws and regulations for the conduct of its business or the ownership, use or operation of its properties.

Section 5.7 Insurance. To the extent of its interest therein, Piedmont will keep the Project continuously insured against such risks as are customarily insured against by businesses of like size and type engaged in the same or similar operations; provided, however, that such insurance provides coverage of at least \$2,000,000 for third party liability.

Section 5.8 Further Assurances and Corrective Instruments. The Authority and Piedmont agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements and amendments hereto and such further instruments as may reasonably be required for carrying out the intention or facilitating the

performance of this Agreement; provided that the rights of the Authority and Piedmont hereunder and the ability of Piedmont to construct the Project are not impaired thereby.

Section 5.9 Performance by Piedmont. Piedmont will perform all acts to be performed by it hereunder and will refrain from taking or omitting any action that would materially violate Piedmont's representations and warranties hereunder or render the same materially inaccurate as of the Effective Date and subsequent Application for Grant Advance dates or that in any material way would prevent the consummation of the transactions contemplated hereby in accordance with the terms and conditions hereof.

Section 5.10 Payment of Project Costs. Piedmont will pay when due all costs of development and construction of the Project as set forth in the Project Budget. The amounts paid by Piedmont for such costs shall include the Economic Development Grant Payments received by Piedmont.

Section 5.11 Restrictions on Easements and Covenants. Except for Permitted Exceptions, Piedmont will not create or suffer to be created or to exist any easement, right of way, restriction, covenant, condition, license or other right in favor of any Person which affects or might affect title to the Project or the use and occupancy thereof or any part thereof without obtaining the prior approval of the Authority, other than easements, and rights of ways customary for utilities or otherwise necessary for development or construction of the Project, lease restrictions and covenants common to the private utility system industry.

Section 5.12 Event Notices. Piedmont, will promptly notify the Authority in writing of (a) the occurrence of any default or event of default of which it has knowledge; (b) the occurrence of any Material Modification; (c) the occurrence of any levy or attachment against its assets or other event which may have an adverse effect on the Project or the business or financial condition of Piedmont; and (d) the receipt by Piedmont, as the case may be, of any written notice of default or notice of termination with respect to any contract or agreement relating to the ownership, construction, operation, or use of the Project which may adversely affect the Project.

Section 5.13 Economic Development Goals. Piedmont projects that following commencement of the Project it would make or cause to be made aggregate capital expenditures of approximately \$13,400,000, inclusive of the Economic Development Grant Amount, towards the acquisition, construction, and equipping of the Project. Piedmont also projects that the Project will generate, directly, approximately twenty (20) temporary full time construction jobs, all new employment opportunities for individuals able to present the paperwork necessary to obtain legal employment. Greene County has projected that the project will generate a significant number of full time jobs in the development and construction of additional homes and significant additional investment. Piedmont acknowledges and represents that the aforementioned projected capital expenditures and employment opportunities (collectively, the "**Economic Development Goals**") constitute good faith, reasonable expectations for the proposed Project, on which the Authority may rely for the purposes of this Agreement.

ARTICLE VI

ECONOMIC DEVELOPMENT GRANT ADVANCES

Section 6.1 Authority Economic Development Grant Incentive Amount. Subject to the terms and conditions of this Agreement, the Authority agrees to make available to the Project the amount of up to \$2,000,000 in the aggregate for the Economic Development Grant Incentive through December 31, 2027. Piedmont's agreement to locate the Project in the County and to acquire, construct, equip and install the Project is based, in part, on the incentives being provided by the Authority. The Economic Development Grant Incentive is being provided to induce Piedmont to locate its operations in the County, with attendant job creation and investment on the part of Piedmont, all of which constitutes valuable, non-cash consideration to the Authority and the citizens of the County and of the State of Georgia (the "State").

Section 6.2 Disbursement of Economic Development Grant Incentive Amount. The Authority will supervise the allocation, use, administration, and expenditure of the Authority Economic Development Grant Incentive to pay a portion of costs of the Project as described in EXHIBIT B hereof. In order to request payments of any Economic Development Grant Incentive Payment, Piedmont shall submit an Application for Grant Advance, substantially in the form attached hereto as EXHIBIT D.

In addition, the Application for Grant Advance must be accompanied by evidence in form and content reasonably satisfactory to the Authority (including, but not limited to, certificates and affidavits of Piedmont and such other Persons as the Authority may reasonably require):

- (a) evidence that such request is made in respect of expenditures for the Projects;
- (b) An invoice or bill from the contractors or subcontractors or other evidence reasonably satisfactory to the Authority for that the portion of the Project to which the request for funding relates;
- (c) an accounting of Authority's pro rata share of the payment in accordance with the Project Budget; and
- (d) a certification that there are no mechanics or materialman's liens outstanding against the Project except for those liens being contested in accordance with the terms and conditions set forth in applicable law.

Within 5 business days after receiving a request for funding, the Authority will either (a) approve such request for funding and make payment therefor or (b) notify Piedmont in writing that such request is not approved, which written notification must set forth the reasons why such request was not approved. Piedmont may then revise and re-submit its request to address the Authority's objections to the funding. The Authority will pay the requested Economic Development Incentive Grant Payment to Piedmont promptly upon approval.

ARTICLE VII CLOSING CONDITIONS AND LIMITED LIABILITY

Section 7.1 Conditions to Delivery of this Agreement. Piedmont hereby acknowledges and agrees that the execution and delivery of this Agreement are contingent upon satisfaction of the following conditions:

(a) The Authority has adopted a resolution or ordinances, as appropriate, authorizing the execution of this Agreement.

(b) Piedmont certifies that all representations, warranties and covenants made by it in this Agreement and in the Transaction Documents are true and correct in all material respects, that neither is in default under this Agreement or the Transaction Documents, or if in default, outlines the nature of the default and describes what steps are being taken to cure the default.

(c) Piedmont and the Authority have each approved and executed this Agreement.

(d) Piedmont shall have submitted (i) certified copies of its organizational documents, and (ii) certificates of good standing from the jurisdiction in which it was organized, together with evidence that it is qualified to transact business and is in good standing in Georgia.

Section 7.2 Limited Liability.

(a) The Authority shall have no obligation hereunder to pay for any of the costs related to the Project. The Authority's obligations hereunder are solely limited to the payment of the Economic Development Grant Payments to Piedmont in the aggregate amount equal to \$2,000,000 in accordance with the terms of the is Agreement.

(b) To the extent permitted by State law, no director, officer, employee or agent of the Authority will be personally responsible for any liability arising under or growing out of the Agreement.

ARTICLE IX DEFAULT

Section 9.1 Default by Piedmont. The following will constitute a default by Piedmont:

(a) Failure of Piedmont to materially and timely comply with and perform each of its obligations set forth in this Agreement capable of being performed, after a minimum of thirty (30) days' notice of Piedmont and Piedmont's failure to cure or dispute such matter within such thirty (30) day period.

(b) A default by Piedmont under, or failure of Piedmont to comply with, any material obligation of Piedmont set forth in the Transaction Documents.

(c) Any representation or warranty made by Piedmont in this Agreement or subsequently made by it in any written statement or document furnished to the Authority and related to the transactions contemplated by this Agreement is false, incomplete, inaccurate or misleading in any material respect.

(d) Any report, certificate or other document or instrument furnished to the Authority by Piedmont in relation to the transactions contemplated by this Agreement is false, inaccurate or misleading in any material respect; or if any report, certificate or other document furnished to the Authority on behalf of Piedmont, to the extent that Piedmont knows such document is false, inaccurate or misleading and fails to promptly report such discrepancy to the Authority.

(e) An Act of Bankruptcy of Piedmont.

Section 9.2 Remedies. If a default by Piedmont occurs and is continuing thirty (30) days after receipt of written notice to Piedmont from the Authority specifying the existence of such default (or within a reasonable time thereafter if such default cannot reasonably be cured within such 30-day period and Piedmont begins to diligently pursue the cure of such default within such 30-day period), unless disputed by Piedmont, the default will become an “Event of Default,” and the Authority will be entitled to elect any or all of the following remedies: (i) termination of this Agreement and discontinuation of funding and payments of Economic Development Grant Payments hereunder; (ii) pursuit of specific performance of this Agreement or injunctive relief; or (iii) waiver of such Event of Default.

Section 9.3 Remedies Cumulative. Except as otherwise specifically provided, all remedies of the parties provided for herein or in the Transaction Documents are cumulative and will be in addition to any and all other rights and remedies provided for or available hereunder and under the Transaction Documents, at law or in equity.

Section 9.5 Default by the Authority. The following will constitute a default by the Authority: Any material breach by it of any representation made in this Agreement or any material failure by it to observe and perform any covenant, condition or agreement on its part to be observed or performed hereunder, for a period of thirty (30) days after written notice specifying such breach or failure and requesting that it be remedied, given to it by Piedmont; provided that in the event such breach or failure, can be corrected but cannot be corrected within said 30- day period, unless disputed by the Authority, the same will not constitute a default hereunder if corrective action is instituted by the defaulting party or on behalf of the defaulting party within said 30-day period and is being diligently pursued.

Section 9.6 Remedies against the Authority. Upon the occurrence and continuance of a default by the Authority hereunder, Piedmont may seek specific performance of this Agreement or pursue any other remedies available at law or in equity.

ARTICLE X ALLOCATION OF CAPACITY

Section 10.1 Allocation of Capacity. All capacity rights to the Collection line will be allocated by Piedmont on a first come first serve basis to currently planned and future residential and commercial development within the Project Area. In partial consideration for the Economic Development Grant Incentive, Piedmont shall (a) specifically reserve collection capacity in the line leading to the Carey Station Water Reclamation Facility for at least 597 equivalent residential units ("ERUs")(for the purposes hereof, one ERU shall equal 350 gallons per day of sewerage effluent) within the Project Area over and above any currently planned residential development project demands of 1250 ERUs. While Piedmont contractually commits to set collection capacity for the future developers, this Agreement is not a formal reservation of treatment capacity and nothing in this Agreement will excuse any future developers from paying sewer capacity fees as a condition of purchasing sewer service.

ARTICLE XI MISCELLANEOUS

Section 11.1 Term of Agreement. This Agreement will commence on the Effective Date and will expire on the earlier of (a) the date all approved Economic Development Grant Payments have been paid to Piedmont, or (c) the date the Authority elects to terminate this Agreement pursuant to Section 9.2 hereof.

Section 11.2 Notices. Any notice, approval or other communication which may be required or permitted to be given or delivered hereunder shall be in writing and shall be deemed to have been given, delivered and received (i) as of the date when the notice is personally delivered; or (ii) if mailed, in the United States Mail, certified, return receipt requested, as of the date which is three (3) days after the date of the post mark on such notice; or (iii) if delivered by nationally-recognized courier or express mail service, on the date of such delivery. If the calculation above would be a non-business day, the notice will be deemed effective on the ensuing business day. A non-business day is a Saturday, Sunday or any legal holiday when national banks are closed for business to the general public.

To Piedmont: Piedmont Water Resources, LLC
 Attn: Adam Shaifer
 5170 Peachtree Rd,
 Bldg 100, Suite 120,
 Chamblee, GA, 30341

with a copy to: Richard W. Schmidt, Esq.
 Blasingame Burch Garrard & Ashley, PC
 1021 Parkside Commons, Suite 104
 Greensboro Georgia 30642

To Authority: Greene County Development Authority

Attn: Board Chairman
1034 Silver Drive, Ste. 201
Greensboro, Georgia 30642

with a copy to: James R. Woodward, Esq.
Gray Pannell & Woodward LLP
336 Hill Street
Athens, Georgia 30601

The parties may, by notice to the others in the manner provided above, designate a different address for receiving notices under this Agreement. A post office box shall not be the only notice address for any party hereto. The refusal to accept delivery of any notice or the absence of anyone at a notice address to accept delivery shall not prevent any notice from being effectively given.

Section 11.3 Amendments and Waivers. Any provision of this Agreement may be amended or waived if such amendment or waiver is in writing and is signed by the parties hereto. No course of dealing on the part of any party to this Agreement, nor any failure or delay by any party to this Agreement with respect to exercising any right, power or privilege hereunder will operate as a waiver thereof.

Section 11.4 Invalidity. In the event that any provision of this Agreement is held unenforceable in any respect, such unenforceability will not affect any other provision of this Agreement.

Section 11.5 Successors and Assigns. Piedmont may not assign this Agreement or any of its rights hereunder or any interest herein without the prior written consent of the Authority, which consent may not be unreasonably withheld, conditioned or delayed; provided that Piedmont may, without the prior consent of the Authority, assign this Agreement and all or any portion of its rights hereunder and interests, herein, to any Affiliate of it or to any entity controlled by or under common control with it that has assets of a value at least equal to that of Piedmont at the time of the assignment. Piedmont will provide written notice to the Authority of any such assignment. Upon any such assignment of the obligations of Piedmont hereunder, Piedmont will be deemed released from such obligations. Notwithstanding the above, Piedmont may collaterally assign this Agreement and its rights hereunder and interest herein, without the consent of the Authority, to a lender to secure any acquisition, development or construction loan for the Project.

Section 11.6 Exhibits, Titles of Articles and Sections. The exhibits attached to this Agreement are incorporated herein and will be considered a part of this Agreement for the purposes stated herein, except that in the event of any conflict between any of the provisions of such exhibits and the provisions of this Agreement, the provisions of this Agreement will prevail. MI titles or headings are only for the convenience of the parties and may not be construed to have any effect or meaning as to the agreement between the parties hereto. Any reference herein to a Section or subsection will be considered a reference to such Section or subsection of this Agreement unless otherwise stated. Any reference herein to an exhibit will be considered a reference to the applicable exhibit attached hereto unless otherwise stated.

Section 11.7 Applicable Law. This Agreement is a contract made under and will be construed in accordance with and governed by the laws of the United States of America and the State of Georgia.

Section 11.8 Entire Agreement; Construction with Project Area. This written agreement represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties. Notwithstanding any other provision in this Agreement, in the event of a conflict between the terms of this Agreement and the Project Area, the provisions of this Agreement shall control.

Section 11.9 Approval by the Parties. Whenever this Agreement requires or permits approval or consent to be hereafter given by any of the parties, the parties agree that such approval or consent may not be unreasonably withheld, conditioned or delayed, and will be deemed given if no written objection is delivered to the requesting party within ten (10) business days after delivery of the request to the approving party.

Section 11.10 Additional Actions. The parties agree to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications as may be necessary or appropriate, from time to time, to carry out the terms, provisions and intent of this Agreement and to aid and assist each other in carrying out said terms, provisions and intent.

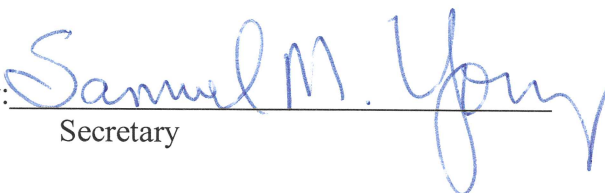
[SIGNATURES NEXT PAGE]

IN WITNESS HEREOF, the parties hereto have caused this instrument to be duly executed as of the 12 day of November, 2024.

**GREENE COUNTY DEVELOPMENT
AUTHORITY**

By: 
Chairman

ATTEST:

By: 
Secretary

[SEAL]

PIEDMONT WATER RESOURCES, LLC,
a Georgia limited liability company
by its Manager
Piedmont Water Company,
a Georgia corporation

By: 
Adam Shaifer, President and CEO

EXHIBIT A

PROJECT DESCRIPTION

The Project consists of the acquisition, construction, equipping and installation of an expansion to the wastewater collection facilities of the System along State Route 44, across the Richland Connector, and then south to the Walker Church Community (the "Project Area"), as more fully described in the Project Areas and attached hereto as Exhibit C. As presently designed, the Project will consist of three submersible pumping stations and approximately 52,000 linear feet of 6", 8", 10" and 12" force mains which will receive and transport wastewater along the corridors of Hatchers Run, Walker Church Road, Richland Connector, Highway 44, and Carey Station Road to Piedmont's existing Carey Station Water Reclamation Facility.

EXHBIT B

PROJECT BUDGET

The total cost of design, engineering, permitting, easement acquisition, and construction of the Project is projected to be THIRTEEN MILLION FOUR HUNDRED THOUSAND AND NO/100THS DOLLARS (\$13,400,000.00). Total costs (whether less than or greater than the projection stated above) shall be shared by the Participants in accordance with the following breakdown:

Authority	\$2,000,000.00
Piedmont	\$11,400,000.00 (plus any additional Project costs)

For the purpose of establishing the respective pro rata share of Piedmont and Authority, based upon the Project Budget of \$13,400,000.00, Piedmont shall pay 82.5% of each payment and Authority shall pay 17.5% of each payment rounded up to the nearest dollar. If the Project Budget is modified, the Authority's pro rata share of the Project costs shall be adjusted to the percentage equal to \$2,000,000 divided by the modified Project Budget amount.

PROJECT AREA



EXHIBIT D

FORM APPLICATION FOR GRANT ADVANCE

**GRANT ADVANCE DISBURSEMENT REQUEST
ECONOMIC DEVELOPMENT GRANT AGREEMENT
(PIEDMONT WASTEWATER COLLECTION SYSTEM EXPANSION PROJECT)**

Request No. _____

Contact Person: _____

Phone Number: _____

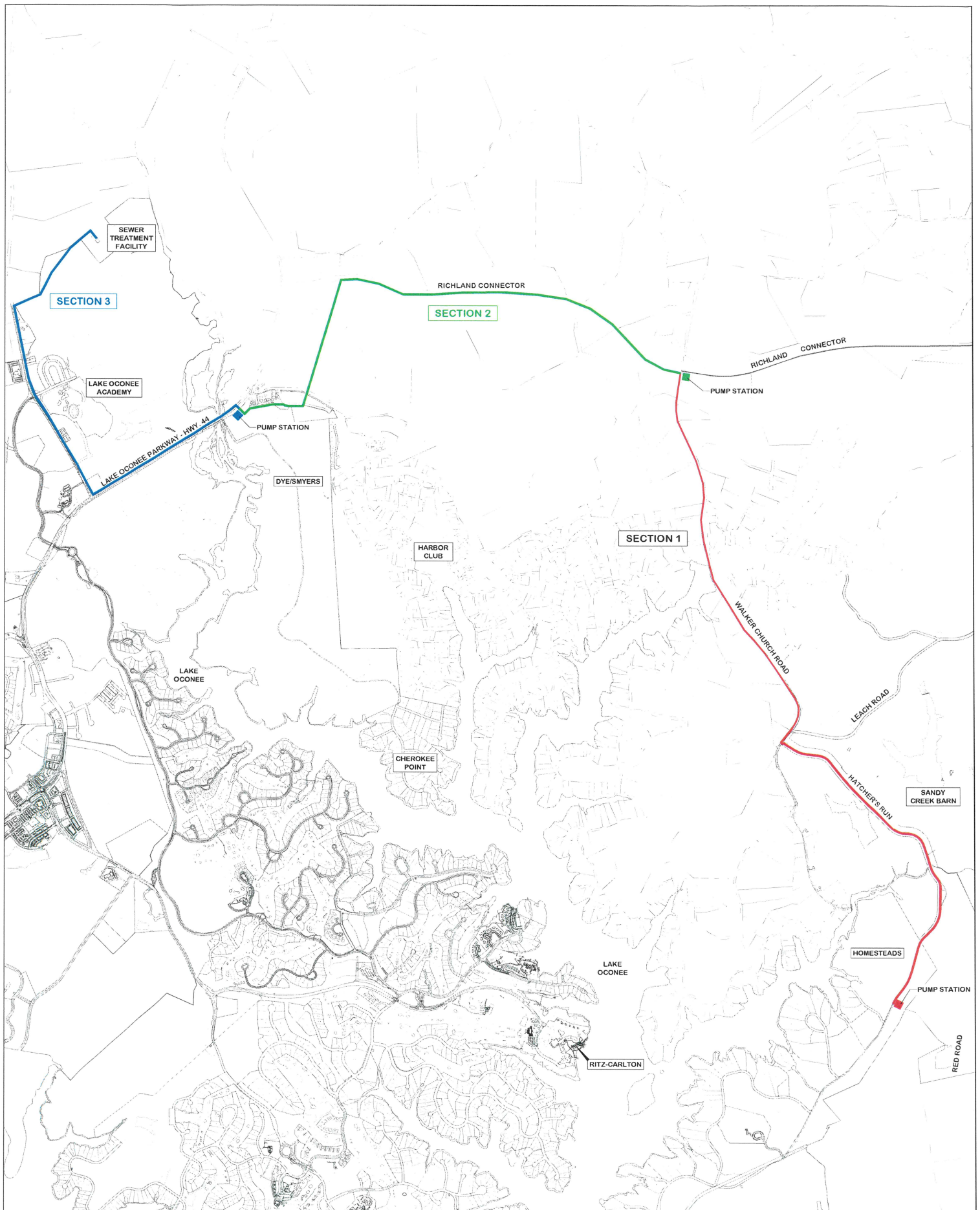
Invoice Number	Vendor Name	Invoice Amount	Invoice Date
Total:			

This document hereby certifies that each of the invoices on this list and attached list(s) is in accordance with the terms of the applicable contracts and/or agreements and that the services have been performed or the goods received. Furthermore, this certification also indicates compliance with the terms and conditions of the economic development grant agreement between the Greene County Development Authority and Piedmont Water Resources, LLC.

Certified correct by: _____
(Signature of Authorized Representative)

Date: _____

(Type or Print Name)



SEWER CONNECTOR

Greene County, GA

4/1/2024

Scale: 1" = 1600'



Appendix B

Greene County Development Authority Strategic Plan Overview by Rope Roberts

(Following Pages)

Greene County Economic Development Strategic Plan 2024

PREPARED FOR
THE GREENE COUNTY DEVELOPMENT AUTHORITY



Consultant - Advisor - Coach

Greene County Economic Development Strategic Plan

Background

Introduction

Stakeholder Input Summary

Executive Summary

Strategic Priorities

- Priority 1: Bolster our Workforce Pipeline

- Priority 2: Diversify our Industry Base and Job Opportunities

- Priority 3: Protect and Enhance our Quality of Place

- Priority 4: Adopt an Investment Framework to support the GCDA

Appendix

BACKGROUND

- The Greene County Development Authority (GCDA) gave the approval for developing an economic development strategic plan according to the outline Rope Roberts Consulting presented in April 2024.
- The key to the success of this plan was to obtain valid Stakeholder Input.
- This plan was to include an implementation plan for the Executive Director to follow for the next 3-5 years.

INTRODUCTION

- This sets the stage for where Greene County is located and a little about its history for someone reading this Plan that does not know Greene County.
- History of Lake Oconee and that the attraction of the “Lake Life” greatly affects
- Greene County’s population has grown 32% since 2000.
- The need to balance the residential and tourism growth.
- Growing the community in a positive and controlled manner.

STAKE HOLDER INPUT

- Those who have a stake in the economic development plan, i.e., Board of Commissioners, Development Authority, and city officials.
- The list of leaders within Greene County grew from the original list to include others who hold leadership roles and those who, by the position they hold, have a vested interest in the plan.
- Six questions were asked and the responses were recorded and listed in order of participant repetition.
- The results of those responses were aggregated into this list.
- It gave the greatest insights into what people wanted and did not want in an economic development plan for GC.

EXECUTIVE SUMMARY

- A one page overview that gives the reader a basic understanding of the economic development strategic plan.
- Provided the responses that shaped the vision statement:
Build a diversified economic base while protecting the lifestyle that makes Greene County unique.
- It introduces the four strategic priorities that will be looked at in depth next.

STRATEGIC PRIORITY 1

Bolster our Workforce Pipeline

- One of the top three factors for industrial companies to locate is the workforce.
- Leaders want jobs for their graduates, so this is very important.
- This cannot be accomplished without the Board of Education working with Economic Development in partnership.
- Average annual graduation of 120 students and about 40% do not receive a post-secondary credential.
- Future concern is a shift in population from younger to older. Between 2000 and 2022, households with children under 18 decreased by 11% while households with people over 65 grew by 150%.
- Homes for younger people are not available.

STRATEGIC PRIORITY 1

Bolster our Workforce Pipeline

GOALS

Convene existing industry leaders to identify priority skills and occupations to meet the needs of the job market.

Work with education and training partners to encourage curriculum focused on connecting students to businesses and industry jobs.

Establish and maintain an open and honest communication between the Board of Education and the Greene County Development Authority.



Consultant - Advisor - Coach

STRATEGIC PRIORITY 2

Diversify our Industry Base and Job Opportunities

- This is the second largest response. Very important to shift the tax burden away from residential by diversification of tax digest.
- The tax digest shows that residential makes up 80% of the taxes.
- Utilize the existing GC industrial park available lots. Make them marketable by getting Phase I and rough grading.
- Plan the next industrial park/area at I-20/Exist 138. Utilize a JVA to acquire land and build infrastructure.

STRATEGIC PRIORITY 2

Diversify our Industry Base and Job Opportunities

GOALS

Market the sites in the Greene County Industrial Park for existing and new industry investment.

Research and secure new land at I-20/Exit 138 for a new industrial park.

Partner with developers for planned commercial growth.

Identify privately owned potential industrial sites for marketing.

STRATEGIC PRIORITY 3

Protect and Enhance our Quality of Place

- Protecting the county and “keeping it the way it is” was voiced.
- Making GC livable for everyone while protecting it from unplanned growth.
- Protect GA 44 from Putnam Co north to I-20 and from I-20 to Greensboro with a Gateway Corridor Overlay Zone.
- To provide livability for all workers, build housing at different price points so workers can afford to live in GC.
- One-third of GC HHs earn less than \$50,000 annually.
- Detached SFH make up 77% of the housing types while Mobile Homes is second with 14%. GC needs more “Missing Middle” homes.

STRATEGIC PRIORITY 3

Protect and Enhance our Quality of Place

GOALS

Update the infrastructure systems and capacity to serve Greene County in the future.

Protect GA 44 from being over developed.

Encourage “missing middle housing” to provide housing for all socio-economic levels who work in Greene County.

Protect Greene County natural rural beauty and quality of life.

STRATEGIC PRIORITY 4

Adopt an Investment Framework to support the GCDA

- Make economic development a priority.
- To accomplish what the stakeholder input wants, a new source of funding for the GCDA needs to be established.
- According to the GEDA Compensation & Benefit Survey, GC's ED is underfunded.
- Funding is needed for grading and Phase I study of lots in the GC Industrial Park and the infrastructure of the Exit 138 park.

STRATEGIC PRIORITY 4

Adopt an Investment Framework to support the GCDA

GOALS

Properly fund the GCDA with a consistent revenue stream and to be more in line with other EDOs in GA. & fund this plan; i.e., utilizing a partial mill to complete the work in the next five years.

Invest in infrastructure to support economic development activities at or near I-20/Exit 130 and for road improvements to properly move people and material.

Properly fund a new industrial park at I-20/Exit 138 by using a Joint Venture Agreement and Infrastructure JV.

Coordinate work between the GCDA and the Greene County government.

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Community & Economic Development

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706-949-5140



Consultant

Advisor - Coach