

**GREENE COUNTY DEVELOPMENT AUTHORITY
MEETING MINUTES
Tuesday, December 10, 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), Dee Lindsey, and Mark Lipscomb fulfilling requirements for a quorum. Others present were Mark Schulz (Chairman, Greene County Republican Party), Gilbert Valdez (Cushman & Wakefield), Dick Schmidt (Attorney), Tommy Jeffords (Attorney), Otho Tucker, Maggie Combs.

I. Call to Order

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

II. Approval of November 12, 2024 Minutes

Minutes of November 12, 2024 meeting reviewed by board members.

MOTION: Motion to approve the minutes of the November 12, 2024 meeting was made by Dee Lindsey and seconded by Mark Lipscomb.

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

III. Review and Approval of Financial Reports as of December 10, 2024

Sam Young discussed details of the financial activities since the last meeting, balance sheet, and Profit & Loss Statement.

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

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

IV. Business Items

A. Consideration of resolution to honor Richard “Dick” Schmidt

Resolution to honor Richard “Dick” Schmidt for his years of service as the Greene County Development Authority attorney was read by Chairman Tolleson. The resolution will be signed, framed and presented to Schmidt. The resolution is attached to and made a part thereof. (See Appendix A) Dick Schmidt gave a brief overview of the history of his tenure with the Authority, and he commented on the fun, hard work, and honor of serving. The Chairman and members present thanked him for his service and support.

MOTION: Motion to authorize a resolution to honor Richard “Dick” Schmidt was made by Dee Lindsey and seconded by Sam Young.

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

B. Discussion of Economic Development Strategic Plan Draft

David DuBois urged members to submit suggestions for changes to the final draft of the Economic Development Strategic Plan Draft to be considered for approval by the board. DuBois commented on need for funding and restructuring joined by Sam Young and Mark Lipscomb. Sam Young mentioned that Coweta County uses a statutory authority and a constitutional authority. Dick Schmidt commented that a constitutional authority can levy taxes without approval and provide tax abatements.

C. Economic Development Report

David DuBois provided an overview of the highlights of the economic development department activities since the last meeting including:

- i. Attended Northeast Georgia Economic Developers Luncheon
 1. Information on latest projects in the region and personnel changes
- ii. CSX Rail – Aubrey Brown
 1. Companies contact him requesting rail before contacting the state
 2. Will help market by recommending properties to companies requiring rail service
 3. Provided engineering concepts for rail service in the GCIP Greene County Industrial Park
 4. Aubrey will visit to walk site and evaluate land for rail
- iii. Meeting Van Den Elzen Group – Mike Van Den Elzen
 1. Submitted plans for housing development
- iv. Meeting Georgia Power Northeast Georgia Project Manager and State of Georgia Region 5 Project Manager
 1. Recommended GCDA Overnight Planning Retreat; Andrew Carnes will facilitate.
 2. Industry Visits planned in the coming year for Business Retention and Expansion
- v. Meeting with SBDC Director of International Business-Darrel Hulsey
 1. Hulsey will keep our properties in mind for companies searching for a U.S. location especially those requiring rail service and exporting goods
- vi. Meeting with Didi Caldwell of Global Location Strategies GLS
 1. Discussed Reverse Site Selection services
 2. Discussed the importance of Site Readiness
- vii. Tomorrow - Meeting Smith Planning Group – Workforce Housing Development site visit

V. Public Comments

- A. Maggie Combs – Project Wellbeing focus groups are starting. Combs thanked the board for their contribution to the project.
- B. Tommy Jeffords – will be the attorney for the Authority going forward.
- C. Gilbert Valdez – led a discussion of benefits and pitfalls of data centers, big tax revenue, large power requirements; 230 KVa lines required; Atlanta is 2nd largest area for data centers because of dark fiber on I-20; 200 k to 300k sf building for data center; recommended conditional zoning of industrial properties to increase speed to market for prospective companies; Joint Ventures growing in popularity; 2 recent projects required rail service;
- D. Scott Tolleson – commented on 500 Mw power requirement for recent data center project.
- E. Otho Tucker – introduction as newly elected Greene County Board of Education Chairman.
- F. Mark Schulz – introduction as Chairman of Greene Republican Party.

VI. Executive Session

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

VII. Adjourn

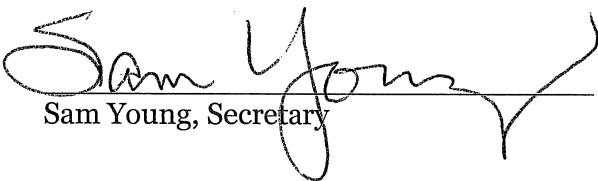
Chairman Tolleson asked if there was any further discussion needed and called for a motion to adjourn meeting.

MOTION: Motion to adjourn meeting was made by Dee Lindsey and seconded by Sam Young.

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, December 10, 2024.

This the 14th day of January, 2025.


Sam Young, Secretary