

GREENE COUNTY DEVELOPMENT AUTHORITY

MEETING MINUTES

Tuesday, January 11, 2022 8:00 a.m.

Greene County Administration Building

Commission Conference Room

1034 Silver Drive, Greensboro, Ga.

I. Call to Order

Scott Tolleson called the meeting to order at 8:01 a.m.

II. Roll Call

Members present were Scott Tolleson, Sam Young, Mark Lipscomb, Dee Lindsey, and Vincent Lewis. Others present were Byron Lombard, David DuBois, Naceo Denny, and Jim Lynch.

III. Installation of New Member of the Development Authority and Administration of the Oath of Office – Sam Young

Sam Young took oath of office and was sworn in by Scott Tolleson. Mr. Young replaces Bob Moran as an appointment by Greene County on the Authority with a term ending on June 30, 2024.

IV. Introduction of Mr. David DuBois, New Economic Development Director for Greene County

Byron Lombard introduced David DuBois as the new economic development director for Greene County. David DuBois shared some background information and work experience with the group.

V. Introduction of Mr. Naceo Denny, New Area Manager for Georgia Power

Sam Young introduced Naceo Denny, new area manager for Georgia Power. Naceo shared his work information with the group.

VI. Approval of December 14, 2021 Minutes

Motion to approve the minutes of the December 14, 2021 meeting was made by Vincent Lewis and seconded by Dee Lindsey. Motion was unanimously approved.

VII. Review of Financial Reports as of December 31, 2021

Financial reports as of December 31, 2021 were distributed for review by Sam Young. Motion to approve financial report for information was made by Mark Lipscomb and seconded by Sam Young. Motion was unanimously approved.

VIII. Old Business

Sam Young discussed the following updates with the group.

A. Other Project Updates

- a. **Novelis Project**-work has begun on their \$36 million expansion/modernization project. Building permit issued for 64,500 sf building expansion with value of \$8 million. Grading is underway.
- b. **Cottages at Oconee Village**-Multi-family housing for Seniors project is now being cleared and excavated for development on Oconee Avenue in Greensboro.
- c. **Park South Townhomes**-Park South (Apple Orchard Lane) for 52 Park Place, LLC. Permit value of \$2,800,000 for all 28 units permitted. Building #1 Completed, Building #2 Completed, Buildings #3 & 4 Interior finish work in progress.
- d. **The Garages**-Site located behind the old Pickle Barrel shopping center. Includes sixty (60) 22'x54' Garage units with climate control, restrooms (toilet and lavatory), electricity and other amenities for motor home parking within exclusive gated property. 4 of 9 separate buildings constructed for a total of 23,980 sf and \$1,150,000 building permit valuation to date. Buildings 5, 6, & 7 (26,378 sf) permitted 7/16/21 for \$1,100,000. Total permitted is \$2.25 million. Framing is underway for buildings 5, 6, & 7.
- e. **Georgia Power Substation**-construction is underway for a new 116 Kilovolt (kV) substation located on U.S. 278 between Cotton's Corner and the Greene County Airport. This substation will replace the older 46 kV units and will serve both Georgia Power and Rayle EMC.
- f. **Golden Pantry**-submitted a development plan to the Greensboro Architectural Approval Board for review on November 9 for the vacant lot between Zaxby's and Wendy's on SR 44/S. Main Street.
- g. **Dollar General**-progressing on their new site on U. S. Hwy 278/212 S. Main Street with a new **10,640 square foot store. Permit was issued 8/25/21 by Greensboro for \$505,369. Opening planned for 1/13/22.**
- h. **Michael L. Miller**, Cosmetic and Family Dentistry-located at 1050 Founders Row. Foundation graded; framing underway. Building permit issued on 8/12/21 for \$800,000. **Curb and gutter, drainage, in-ground plumbing installed**
- i. **Lake Oconee Academy**-New Fine Arts Building-located at 1021 Titan Circle has begun construction. Building permit issued on 12/1/21 for 15,707 sf building for \$3,880,165.
- j. **Reynolds Lake Oconee**-Old Pike's Nursery Building at 1341 Linger Longer Road. Remodeling 8,107 sf for offices is complete. Permit value was \$1,100,000. Building will house Reynolds Lake Oconee Properties offices, real estate sales and marketing services for property within Reynolds.

B. Update on Progress – FY 2021 Audit

- a. All documentation and support information has been submitted to auditors.

C. Industrial Park Maintenance Status

- a. Pavement on driveway at Nutriens cut from water line repair not replaced/repaired.

IX. New Business

A. Land Planning Project - Industrial Park Frontage Lots/Athens Tech

Sam Young reported that the project agreement has been signed and is in the process of being distributed to Smith Planning Group. Expect project start up soon.

B. 2022 Job Tax Credit Program Designation, Less Developed Census Tract Report

Sam Young informed the group that Greene County remains in Tier 3 for the State of Georgia job tax credit program for 2022.

C. Other Business

No other business was brought before the Authority.

X. Public Comment


Mr. Jim Lynch asked about the Rivian project at Stanton Springs and any related economic development activities which might impact Greene County. Sam Young explained the role of the Greene County Development Authority with the primary focus on business retention and expansion. Greene County works closely with the State of Georgia and utility partners with any prospect who might be considering Greene County as a location.

XI. Adjourn

There being no further business, a motion was made Dee Lindsey and seconded by Sam Young to adjourn the meeting. Motion passed unanimously.

I, Scott Tolleson, 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, January 11, 2022.

This the 8th day of February, 2022.



Scott Tolleson, Secretary