

**GREENE COUNTY DEVELOPMENT AUTHORITY  
MEETING MINUTES**

**Tuesday, March 11, 2025 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. Others present were Mark Schulz (Chairman, Greene County Republican Party), Otho Tucker (Chairman, Greene County Board of Education), Power Evans (State of Georgia Region 5 Project Manager), Jeremiah Outwater (Workforce Development, Auburn, Georgia), Bart Van Stekelenburg (CEO Juturna Water), John Ellenberg (CEO College & Career Academy, Principal Greene County High School).

**I. Call to Order**

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

**II. Approval of February 11, 2025 Minutes**

Minutes of February 11, 2025 meeting reviewed by board members.

**MOTION:** Motion to approve the minutes of the February 11, 2025 meeting was made by Rabun Neal and seconded by Dee Lindsey.

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

**III. Review and Approval of Financial Reports as of March 11, 2025**

Sam Young discussed details of the financial activities since the last meeting including recent monthly activities.

**MOTION:** Motion to approve financial report for informational purposes only was made by Rabun Neal and seconded by Vincent Lewis.

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

**IV. Review of Annual Financial Report for Fiscal Year 2024**

Sam Young mentioned that current bookkeeping records have not been updated yet to match the audited financials.

**MOTION:** Motion to approve financial report for informational purposes only was made by Dee Lindsey and seconded by Sam Young.

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

**V. Business Items**

**A. Consideration of Resolution to approve Economic Development Strategic Plan**

Chairman Tolleson tabled consideration for further review and corrections to the current draft of the plan.

**B. Novelis Corporation 2025 Annual Report**

Chairman Tolleson led a discussion covering the details of the report including total capital investment and number of jobs retained per agreement.

**MOTION:** Motion to approve annual report was made by Sam Young and seconded by Vincent Lewis.

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

**C. Economic Development Report**

David DuBois provided an overview of economic development activities including meeting with Phil Traylor of Philip Edward Contracting and his interest in Lot 7 in the Greene County Industrial Park, the upcoming Georgia Power Project Managers Tour of counties in the Northeast Region. Power Evans provide board members with a description of the purpose of these tours for state project managers to see what counties have to offer.

**VI. Public Comments**

- A. Phil Traylor expressed his interest in building an operations center for his Philip Edward contracting company that offers services such a water and storm damage repairs, fire damage repairs, mold damage repairs, roof replacements, reconstruction, remodeling, and custom home building. Traylor estimated beginning number of employees of 15 to 20 and gradually increasing to 40 to 100. Board members asked questions about type of business, number of employees, and type of building.
- B. Bart Van Stekelenburg mentioned the need for workforce housing and talked about Brett Henderson, Hilltop Acres development. This started a brief discussion of the need for lower priced housing options.
- C. Jeremiah Outwater mentioned the City of Auburn working on “mixed product housing.”
- D. Mark Schulz mentioned the low turnout for the current SPLOST election.
- E. Otho Tucker commented that flexible enrollment numbers and coordination between the 2 school boards is important for the school system going forward. Tucker also commented that changes to the strategic plan could change it from being an independent study.
- F. John Ellenberg mentioned students completing the Welding, CNA (Certified Nursing Assistant with St Mary’s), and Construction Ready programs with the College & Career Academy.
- G. Mark Lipscomb mentioned the importance of the GCDA strategic plan approval.

**VII. Executive Session**

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

**VIII. Adjourn**

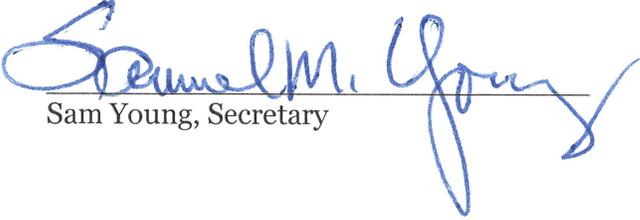
Chairman Tolleson asked if there was any further discussion needed and called for a motion to adjourn meeting.

**MOTION:** Motion to adjourn meeting was made by Rabun Neal and seconded by Dee Lindsey.

**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 11, 2025.

This the 8th day of April, 2025.



Sam Young, Secretary