

**GREENE COUNTY DEVELOPMENT AUTHORITY
MEETING MINUTES**

Tuesday, June 10, 2025 8:00 a.m.

**Greene County Administration Building
Commission Conference Room**

1034 Silver Drive, Greensboro, GA 30642.

Members present were Scott Tolleson (Chairman), Vincent Lewis (Assistant Secretary), Mark Lipscomb, and Dee Lindsey. Others present were David DuBois (Economic Development Director, Greene County), Tommy Jeffords (Attorney), Brent Hurst (COO Piedmont Water), Otho Tucker (Chairman, Greene County Board of Education), Gilbert Valdez (Cushman Wakefield), Allyn Rippin (Executive Director, Neighbors Helping Neighbors).

I. Call to Order

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

II. Approval of May 13, 2025 Minutes

Minutes of May 13, 2025 meeting reviewed by board members.

MOTION: Motion to approve the minutes of the May 13, 2025 meeting was made by Vincent Lewis and seconded by Mark Lipscomb.

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

III. Review and Approval of Financial Reports as of June 10, 2025

Scott Tolleson discussed details of the financial activities since the last meeting including recent monthly activities and the sale of Lot 7B in the Greene County Industrial Park which is not reflected yet on the financial report.

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

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

IV. Business Items

A. New Business

B. Economic Development Report

David DuBois provided an overview of economic development activities for the month including updates on Project Azalea, Project Proterra (Interest in Athens Tech and adjacent 15.7 acres for a manufacturing company), Frey-Moss Structures planned expansion in Greensboro.

V. Public Comments

At this meeting, community members shared perspectives on Greene County's growth and development challenges. Otho Tucker emphasized the need for a strategic action plan focused on school improvements and affordable housing, particularly for educators. Vincent Lewis advocated for a paradigm shift in how the county approaches housing and later noted that the Oconee Beach Club senior community would not strain local services or schools. Mark Lipscomb supported expanding the development and pointed to long-standing issues in the school system, referencing his experience as a former Georgia Power manager.

Gilbert Valdez highlighted a public-private partnership in Forsyth that used grant funding to develop water and sewer infrastructure, noting similar discussions are taking place across Georgia. Scott Tolleson underscored the need for middle-class jobs paying \$60,000 to \$80,000 to support economic growth and questioned the potential impact of a building moratorium. He also joined Hurst and Valdez in a discussion on the potential effects of the incoming Rivian manufacturing plant on housing, traffic, and schools.

Brent Hurst stressed the importance of continued growth for Piedmont Water's viability, noted infrastructure challenges with the Kingston development, and shared concerns that Piedmont's employees, earning \$21-\$22 per hour, cannot afford to live in Greene County. Allyn Rippin called for the community to define a shared vision and build consensus around future growth. Finally, Dee Lindsey acknowledged lingering tensions between long-time residents, "CAVE people", and newer, often wealthier, residents near the lake. Overall, the public comments reflected a need for coordinated planning and community alignment.

VI. Executive Session

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

VII. Adjourn

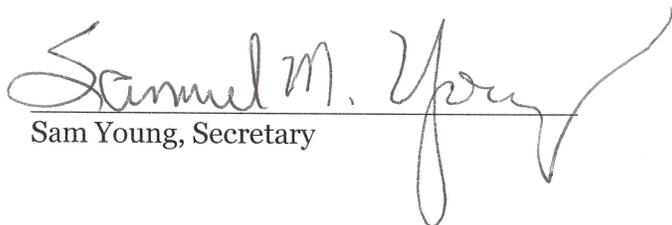
Chairman Tolleson asked if there was any further discussion needed and called for a motion to adjourn meeting.

MOTION: Motion to adjourn meeting was made by Dee Lindsey and seconded by 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, June 10, 2025.

This the 12th day of August, 2025 (July GCDA Meeting was canceled).


Sam Young, Secretary