

GREENE COUNTY DEVELOPMENT AUTHORITY

MEETING MINUTES

Tuesday, July 12, 2022 8:00 a.m.

Greene County Administration Building

Commission Conference Room

1034 Silver Drive, Greensboro, Ga.

Members present were Scott Tolleson, Rabun Neal, Dee Lindsey, Vincent Lewis. Others present were Dick Schmidt (Attorney for Development Authority), David DuBois (Economic Development Director), Mark Schultz (Chairman, Greene County Georgia GOP), Bart VanStekelenburg (President, Juturna Water), Maureen Stratton (Reporter, Lake Oconee News).

I. Call to Order

Scott Tolleson called the meeting to order at 8:02 a.m.

II. Approval of June 14, 2022 Minutes

Motion to approve the minutes of the June 14, 2022 meeting was made by Dee Lindsey and seconded by Vincent Lewis. Motion was unanimously approved.

III. Review of Financial Reports as of July 11, 2022

Financial reports as of July 11, 2022 were distributed for review. Motion to approve financial report for information purposes was made by Rabun Neal and seconded by Vincent Lewis. Motion was unanimously approved.

IV. Old Business

David DuBois discussed the following updates with the group.

A. Project Updates

- a. **New commercial site construction is ongoing for Dunkin'**
Construction is in moisture wrap stage /dry in at 1000 Salem Walk Drive and SR 44 for a 2,209 sq./ft. Dunkin' franchise. Estimated \$850,000 capital investment that will create an estimated 15 to 20 jobs.
- b. **New commercial site construction is ongoing for Starbucks and Jersey Mikes**
Construction is ongoing with site preparation work for Starbucks, Jersey Mikes, and other retail business on SR 44 at Meadowcrest.
- c. **Novelis Project**-continues work on their \$36 million expansion/modernization project. The Novelis Greensboro location has

approximately 145 employees. Estimated date of completion is March 2023.

- d. **The Cottages at Baynes Creek**-Phase 1: Framing and roof decking is ongoing for senior living cottages. Tentatively scheduled to open 1st quarter 2023.
- e. **Park South Townhomes**-52 Park Place, LLC (Honeysuckle Street) Exterior finished on buildings 5, 6 and 7; waiting on garage doors; interior finish out in progress.
- f. **The Garages**-Site located at 1040 Park Court. Includes sixty (60) 22'x54' Storage units with climate control, restrooms (toilet and lavatory), electricity and other amenities for light warehousing within an exclusive gated property. Building G complete.
- g. **Dr. Michael L. Miller**, Cosmetic and Family Dentistry-located at 1050 Founders Row. Exterior construction finished; interior finish out ongoing.
- h. **Lake Oconee Academy Fine Arts Building**-at 1021 Titan Circle is under construction. Building in "dry in" stage; interior finish out ongoing.
- i. **Lake Oconee Church**- Site work is continuing at 1101 Village Park Dr. for 32,650 sf facility valued at \$5,200,000 for church additions and classrooms.

B. Industrial Park Maintenance Status

No maintenance issues mentioned.

V. New Business

A. Land Planning Project – Smith Planning Group Industrial Park Frontage Lots/Athens Tech

David DuBois will request invoice for Smith Planning Group completed concept plans.

B. Other Business

- a. Rabun Neal discussed future of Athens Tech facility.
- b. Dick Schmidt mentioned review of lease for Athens Tech and possible tax incentives available.
- c. Dee Lindsey raised the question of how Athens Tech is being funded and mentioned Foothills.
- d. Scott Tolleson mentioned that in some mega site developments the state will build a site on campus as part of the incentives package.
- e. Vincent Lewis asked about data from Athens Tech to determine numbers of students and programs offered in the last several years.

VI. Public Comment

- a. Mark Schultz mentioned that his son attended the ManufactuReady program at Athens Tech and landed a job at Georgia Pacific afterwards. He also suggested that more adult programs for continuing education could possibly be offered at this location.
- b. Maureen Stratton reporter for Lake Oconee News introduced herself and shared her experience as a reporter for several local newspapers and background in corporate marketing.

VII. Executive Session


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

VIII. Adjourn

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

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, July 12, 2022.

This the 9th day of August, 2022.


Sam Young, Secretary