

GREENE COUNTY DEVELOPMENT AUTHORITY

MEETING MINUTES

Tuesday, September 13, 2022 8:00 a.m.

Greene County Administration Building

Commission Conference Room

1034 Silver Drive, Greensboro, Ga.

Members present were Scott Tolleson, Dee Lindsey, Mark Lipscomb, Sam Young. Others present were David DuBois (Economic Development Director), Todd Ciavola (Managing Director, Vola Group LLC), Maureen Stratton (Editor, Lake Oconee News), Mark Schulz (Chairman, Republican Party Greene County), Eric Smith, PhD (US Army Col. (Ret) Director, Business and Community Relations Committee-Thillen Education Foundation), Kristen Miller EdD (Region 5-Senior Project Manager, Georgia Department of Economic Development).

I. Call to Order

Scott Tolleson called the meeting to order at 8:05 a.m.

II. Approval of August 9, 2022 Minutes

Motion to approve the minutes of the August 9, 2022 meeting was made by Dee Lindsey and seconded by Mark Lipscomb. Motion was unanimously approved.

III. Review of Financial Reports as of September 12, 2022

Financial reports as of September 12, 2022 were distributed for review. Motion to approve financial report for information purposes was made by Sam Young and seconded by Mark Lipscomb. Motion was unanimously approved.

IV. Old Business

David DuBois discussed the following updates with the group.

A. Economic Development Activities

- a. NEGRC Comprehensive Economic Development Strategy 2022-2027
- b. Workforce Development-College & Career Academy, Thillen Education Foundation
- c. Housing
- d. New Business Attraction
- e. Airport-Aviation maintenance business inquiry

B. Project Updates

- a. **New commercial site construction is ongoing for Dunkin'**
Exterior finish out at 1000 Salem Walk Drive and SR 44 for a 2,209 sq./ft. Dunkin' franchise.

- b. **New commercial site construction is ongoing for Starbucks and Jersey Mikes**
Construction continues for Starbucks, Jersey Mikes, and other retail business on SR 44 at Meadowcrest. Waiting on metal for buildings.
- c. **Novelis Project**-Construction is continuing for their \$36 million expansion/modernization project.
- 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 Silverstone Residential GA continues work on Honeysuckle Street. Exterior finished on buildings; 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. Construction continuing.
- g. **Dr. Michael L. Miller**, Cosmetic and Family Dentistry-located at 1050 Founders Row. Open for business with 8 employees.
- h. **Lake Oconee Academy Fine Arts Building**-at 1021 Titan Circle is under construction. Interior finish out ongoing. Mark Lipscomb, "waiting on windows."
- i. **Lake Oconee Church**- Building exterior and parking lot construction is continuing at 1101 Village Park Dr. for 32,650 sf facility valued at \$5,200,000 for church additions and classrooms.
- j. **Watersports Central**- Construction continues on building for expansion and storage behind Park Trace location.

C. Industrial Park Maintenance Status

No maintenance issues mentioned. Mowing season continues.

V. New Business

A. Consideration of a resolution to approve financial audit firm for fiscal year 2022-2023

Sam Young led a brief discussion of history of relationship with audit firm and mentioned increase in price for services.

MOTION: Motion by Dee Lindsey and seconded by Mark Lipscomb to amend the FY 2022-2023 Budget for the Authority by increasing the appropriation for

Audit Services from \$4,300 to \$5,500 with the additional \$1,200 to be funded by the Undesignated Fund Balance (A/C 99.999).

VOTE: Unanimously carried.

MOTION: Motion by Sam Young and seconded by Dee Lindsey to approve the proposal for financial audit services for Fiscal Year 2022-2023 from McNair, McLemore, Middlebrooks & Co. for Fiscal Year 2022-2023 in an amount not to exceed \$5,500 and authorized the chairman to execute the agreement.

VOTE: Unanimously carried.

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

MOTION: Motion by Sam Young and seconded by Dee Lindsey to make the following budget transfer to support the previous action of the Authority for the agreement with Smith Planning Group for professional services associated with concept plans for the frontage lots of the Greene County Industrial Park:

Transfer from: 54.1200 Site Improvements-Capital Amount: \$6,500

Transfer to: 52.1230 Professional Services-Planning & Engineering Amount: \$6,500

VOTE: Unanimously carried

David DuBois will request invoice again for Smith Planning Group completed concept plans. Mark Lipscomb started a discussion of the use of the Athens Tech building and indicated that DuBois should notify Athens Tech that the county intends for the new lease to include tenant paying expenses such as utilities and maintenance. Other members present commented: Sam Young mentioned current GED classes at property and the need for continuing education classes for adults (computers, etc.); Eric Smith mentioned that the Civil Air Patrol is having meetings at the facility; Mark Lipscomb mentioned Chamber of Commerce meetings being held there; Dee Lindsey inquired about where Foothills classes are held.

C. Other Business

David DuBois mentioned he was contacted by a firm who has an investor interested in building warehouse space for small businesses looking for space (10,000-15,000 sf) possibly in the Greensboro Industrial Park.

VI. Public Comment

- a. Todd Ciavola commented on the NEGRC CEDS report, Board of Education strategic plan, housing survey, targeting new businesses plan, business incubators, no need for retail businesses.
- b. Kristen Miller commented on the Georgia Initiative for Community Housing (GICH) program.
- c. Maureen Stratton stated that she will be working with David DuBois on news stories about Greene County businesses (manufacturing and others) to let the community know the types of businesses that are here and the skills they are looking for.
- d. Mark Schultz mentioned a men's breakfast, upcoming elections, and website for election related information.

- e. Eric Smith mentioned traffic on Hwy 15 and 78 commuters coming to work in Green County that live elsewhere and the need for housing here. Smith described the roles of the Business and Community Outreach committee and the Thillen Education Foundation along with a mention of the Greene College & Career Academy, and the high dropout rate of college freshmen.
- f. Dee Lindsey mentioned that he appreciates the attendance and participation of the guests at our meetings.

VII. Executive Session

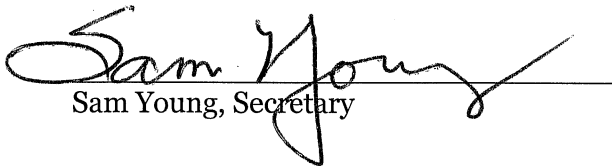
There was no need for an executive session at this time.

VIII. Adjourn

There being no further business, a motion was made by Sam Young and seconded by Dee Lindsey 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, September 13, 2022.

This the 11th day of October, 2022.


Sam Young, Secretary