

GREENE COUNTY DEVELOPMENT AUTHORITY

MEETING MINUTES

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

Greene County Administration Building

Commission Conference Room

1034 Silver Drive, Greensboro, Ga.

Members present were Scott Tolleson, Sam Young, and Vincent Lewis. Others present were David DuBois (Economic Development Director), Dick Schmidt (Attorney), Mark Schulz (Chairman, Republican Party Greene County), Rope Roberts (Georgia Power), Ryan Gibadlo (Atlas Ministries), Bart Van Stekelenberg (Juturna Water), Naud Van Stekelenberg.

I. Call to Order

Scott Tolleson called the meeting to order at 8:00 a.m.

II. Approval of September 13, 2022 Minutes

Motion to approve the minutes of the September 13, 2022 meeting was made by Sam Young and seconded by Vincent Lewis. Motion was unanimously approved.

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

Financial reports as of September 11, 2022 were distributed for review. Motion to approve financial reports excluding accrued interest for information purposes was made by Vincent Lewis and seconded by Sam Young. Motion was unanimously approved.

IV. Old Business

David DuBois discussed the following updates with the group.

A. Economic Development Activities

- a. Industrial Park-Lot 7B-Interested buyer will present concept plans at a later date
- b. Workforce Development-Meeting with Principal Eddie Hood at Greene County High School, College & Career Academy, Business & Community Outreach-Thillen Education Foundation
- c. Infrastructure Mapping Project-NEGRC
- d. New Project Inquiry
- e. Housing-Undersupply at price point <\$300,000, Georgia House Committee to study

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. Electrical is 99% complete. Estimated date of opening is unknown.

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. Steel and roofing being installed.

c. Novelis Project-Construction is continuing for their \$36 million expansion/modernization project. Estimated completion on schedule for March 2023.

d. The Cottages at Baynes Creek-Phase 1: Roofing 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. Garage doors installed and landscaping; interior finish out in progress.

f. Lake Oconee Academy Fine Arts Building-at 1021 Titan Circle is under construction. Interior finish out ongoing.

g. 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.

h. Watersports Central- Construction continues on buildings for expansion and storage behind Park Trace location.

C. Industrial Park Maintenance Status

No maintenance issues mentioned. Mowing season coming to an end.

V. New Business

A. Land Planning Project-Industrial Park Frontage Lots

B. Other Business

No other business at this time.

VI. Public Comment

a. Rope Roberts commented on the need for housing for education and healthcare professionals. There was a brief discussion with Dick Schmidt about the variety of housing types available.

b. Ryan Gibadlo-Atlas ministries is interested in purchasing or leasing the Athens Tech property when the lease expires.

VII. Executive Session

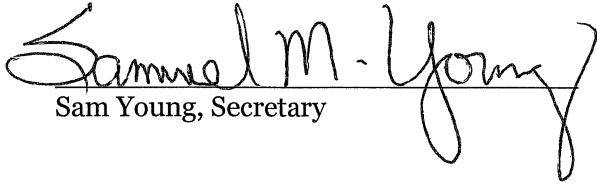
There was no need for an executive session at this time.

VIII. Adjourn

There being no further business, a motion was made by Sam Young and seconded by 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, October 11, 2022.

This the 8th day of November, 2022.


Sam Young, Secretary