

GREENE COUNTY DEVELOPMENT AUTHORITY

MEETING MINUTES

Tuesday, March 8, 2022 8:00 a.m.

Greene County Administration Building

Commission Conference Room

1034 Silver Drive, Greensboro, Ga.

Members present were Rabun Neal, Scott Tolleson, Sam Young, Mark Lipscomb, Dee Lindsey, Vincent Lewis. Others present were Dick Schmidt, David DuBois, and Todd Ciavola of Vola Group Real Estate.

I. Call to Order

Rabun Neal called the meeting to order at 8:02 a.m.

II. Approval of February 8, 2022 Minutes

Motion to approve the minutes of the February 8, 2022 meeting was made by Sam Young and seconded by Scott Tolleson. Motion was unanimously approved.

III. Review of Financial Reports as of February 28, 2022

Financial reports as of February 28, 2021 were distributed for review. Motion to approve financial report for information was made by Dee Lindsey and seconded by Vincent Lewis. Motion was unanimously approved.

IV. Old Business

David DuBois discussed the following updates with the group.

A. Other Project Updates

- a. **Novelis Project**-continues work on their \$36 million expansion/modernization project. Estimated date of completion is March 2023. Georgia Trend magazine is featuring an article about sustainability including Novelis in their April issue.
- b. **Cottages at Oconee Village**-Multi-family housing for Seniors project continues to be cleared and excavated for development on Oconee Avenue in Greensboro. Installation of storm drainage, water, and sewer pipe.
- c. **Park South Townhomes**-52 Park Place, LLC (Apple Orchard Lane) permits issued for 24 additional lots for Buildings 5, 6, and 7. Buildings #3 & 4 Interior finish work continues and driveways poured.

- d. **The Garages**-Site located at 1040 Park Court. Includes sixty (60) 22'x54' Garage units with climate control, restrooms (toilet and lavatory), electricity and other amenities for motor home parking within exclusive gated property. Buildings C and D almost finished. Site preparation for buildings E and F is underway.
- e. **Golden Pantry**-Greensboro Architectural Approval Board is waiting for plans to review for corridor overlay requirements. Plans will include a convenience store, MiMi's Deli, Kitchen with biscuits, and Shell Gasoline.
- f. **Dr. Michael L. Miller**, Cosmetic and Family Dentistry-located at 1050 Founders Row. Construction continuing with roofing and exterior. Contractor is delayed waiting on windows.
- g. **Lake Oconee Academy Fine Arts Building**-at 1021 Titan Circle is under construction. Landmark Construction & Development is building a 15,707sf facility valued at \$3,880,165.
- h. **U.S. Postal Service Greensboro Carrier Annex**-located at 1041 Westend Drive, Suite 110 is open for business. This facility is a carrier hub to provide delivery support for the Greensboro Post Office on Main Street. Customers can drop off packages with postage or pick up packages, but it is not a full-service location.

B. Industrial Park Maintenance Status

No maintenance items brought before the authority.

V. New Business

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

Smith Planning Group has submitted first draft of ideas for concept plans for potential uses of industrial park frontage lots.

B. Other Business and Legislative Updates

- a. Fallen Trees- Motion to approve hiring contractor for removal of fallen trees was made by Vincent Lewis and seconded by Sam Young. Motion was unanimously approved.
- b. Novelis MOA-Rabun Neal signed copy for records
- c. Property Taxes from sale of Industrial Park Lot 7-Statement for taxes due given to Rabun Neal for payment.
- d. Motion to approve the resignation of Rabun Neal as Chairman was made by Rabun Neal and seconded by Dee Lindsey. Motion was unanimously approved.
- e. Motion to approve the appointment of Rabun Neal as Vice Chairman was made by Dee Lindsey and seconded by Sam Young. Motion was unanimously approved.

- f. Motion to approve the resignation of Scott Tolleson as Secretary was made by Dee Lindsey and seconded by Rabun Neal. Motion was unanimously approved.
- g. Motion to approve the appointment of Scott Tolleson as Chairman was made by Rabun Neal and seconded by Vincent Lewis. Motion was unanimously approved.
- h. Motion to approve the appointment of Sam Young as Secretary was made by Dee Lindsey and seconded by Vincent Lewis. Motion was unanimously approved.

VI. Public Comment

No public comments were made at this time.

VII. Executive Session

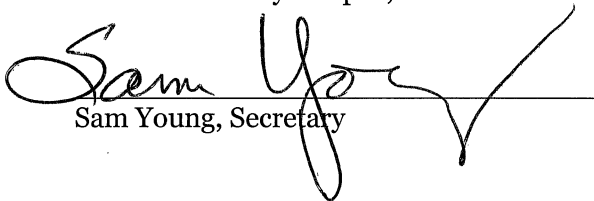
There is no need for an executive session at this time.

VIII. Adjourn

There being no further business, a motion was made by Rabun Neal and seconded by Scott Tolleson 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, March 8, 2022.

This the 12th day of April, 2022.


Sam Young, Secretary