

GREENE COUNTY DEVELOPMENT AUTHORITY

MEETING MINUTES

Tuesday, May 10, 2022 8:00 a.m.

Greene County Administration Building

Commission Conference Room

1034 Silver Drive, Greensboro, Ga.

Members present were Rabun Neal, Sam Young, Dee Lindsey, Vincent Lewis. Others present were Dick Schmidt (Attorney for Development Authority), David DuBois (Economic Development Director), Beth Lyons (Reporter-Times Journal), Mark Engle (Reporter-Lake Oconee News), Todd Ciavola (Vola Group-Real Estate), Sarah Peacock (Lake Oconee Academy Board of Governors), Steve Kilgore (Greene County Board of Education), Dr. Perry Lee (Greene County Board of Education), Michael Tompkins (Lake Oconee Academy Board of Governors), Dr. Otho Tucker (CEO, Lake Oconee Academy), Kristen Miller (Georgia Department of Economic Development).

I. Call to Order

Rabun Neal called the meeting to order at 8:05 a.m.

II. Approval of April 12, 2022 Minutes

Motion to approve the minutes of the April 12, 2022 meeting was made by Dee Lindsey and seconded by Sam Young. Motion was unanimously approved.

III. Review of Financial Reports as of April 30, 2022

Financial reports as of April 30, 2022 were distributed for review. Motion to approve financial report for information purposes was made by Vincent Lewis and seconded by Dee Lindsey. Motion was unanimously approved.

IV. Old Business

David DuBois discussed the following updates with the group.

A. Other Project Updates

a. Site Selection Factors

Mention of availability of skilled labor and relationship with education.

b. New commercial site is underway for Dunkin'

Landmark Construction and Development is underway with site preparation work 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.

c. New commercial site is underway on SR 44 at Meadow Crest

Landmark Construction and Development is underway with site preparation work. Plans include Starbucks, Jersey Mikes, and other retail business.

- d. **Novelis Project**-continues work on their \$36 million expansion/modernization project. Estimated date of completion is March 2023.
- e. **The Cottages at Baynes Creek**-Phase 1 featuring 50 cottage style homes with a mix of 1 and 2 bedroom units for seniors ages 55 and above on Oconee Avenue in Greensboro. Installing storm drainage, water and sewer pipes, and pouring foundations. Tentatively scheduled to open 1st quarter 2023.
- f. **Park South Townhomes**-52 Park Place, LLC (Apple Orchard Lane) Framing for Buildings 5, 6, and 7 is underway. Buildings #3 & 4 Interior finish work continues, driveways poured.
- g. **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. Phase 3 is underway.
- h. **Dr. Michael L. Miller**, Cosmetic and Family Dentistry-located at 1050 Founders Row. Construction continuing with roofing and exterior. Windows and doors installed.
- i. **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. Framing is underway.

B. Industrial Park Maintenance Status

David DuBois mentioned that fallen tree removal is complete and grass mowing season has started. Mowing is scheduled for twice a month now.

V. New Business

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

Smith Planning Group is continuing to work on concept plans for potential uses of industrial park frontage lots. Athens Tech plans to renew building lease and add classes to schedule. They are planning to bring the mobile welding unit to the campus soon.

B. Other Business

- a. Vincent Lewis asked for a list of assets in the Greensboro Industrial Park.

- b. Rabun Neal suggested a meeting of the 3 boards (Greene County Development Authority, Greene County Board of Education, Lake Oconee Academy Board of Directors).
- c. Dee Lindsey made comments about Union Point, elementary schools, future growth, workforce housing, and available property.
- d. Vincent Lewis stressed the importance of the school system and quality of education for economic development
- e. Sam Young commented on community programs, housing, and schools
- f. Rabun Neal suggested scheduling a meeting to discuss the use of the land near the Athens Tech facility.

VI. Public Comment

- a. Steve Kilgore stated that a meeting of the boards is “overdue.”
- b. Kristen Miller suggested an intergovernmental retreat to facilitate collaboration between the groups. She mentioned Carl Vinson Institute of Government as a resource.
- c. Michael Tompkins stated that the Lake Oconee Academy Board is open to meeting.
- d. Perry Lee mentioned enrollment issues, 2 years left on LOA charter, plan for 5 year charter, bringing the schools together in the future, and emphasized both boards working together.
- e. Sarah Peacock talked about community schools compared to Gwinnett County, lack of options for parents moving to Greene County regarding choice of schools, and the uncertainty of not knowing where your child will go to school.

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 Vincent Lewis and seconded by Sam Young 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, May 10, 2022.

This the 14th day of June, 2022.


Sam Young, Secretary