

**GREENE COUNTY DEVELOPMENT AUTHORITY**  
**MEETING MINUTES**  
**Tuesday, August 12, 2025 8:00 a.m.**  
**Greene County Administration Building**  
**Commission Conference Room**  
**1034 Silver Drive, Greensboro, GA 30642.**

Members present were Scott Tolleson (Chairman), Rabun Neal (Vice-Chairman), Sam Young (Secretary), Vincent Lewis (Assistant Secretary), Mark Lipscomb, and Dee Lindsey. Others present were David Crawley (County Manager), David DuBois (Economic Development Director, Greene County), Tommy Jeffords (Attorney), Brent Hurst (COO Piedmont Water), Otho Tucker (Chairman, Greene County Board of Education), Gilbert Valdez (Cushman Wakefield), Maggie Combs (Greene County Board of Education), Henry Frey (Frey-Moss Structures), Maureen Stratton, Mark Engle.

**I. Call to Order**

Chairman Tolleson called the meeting to order at 8:00 am.

**II. Approval of June 10, 2025 Minutes**

Minutes of June 10, 2025 meeting reviewed by board members.

**MOTION:** Motion to approve the minutes of the June 10, 2025 meeting was made by Mark Lipscomb and seconded by Dee Lindsey.

**VOTE:** Motion was approved by unanimous vote of members present.

**III. Review and Approval of Financial Reports as of June 10, 2025**

Sam Young discussed details of the financial activities since the last meeting.

**MOTION:** Motion to approve financial reports for informational purposes only was made by Rabun Neal and seconded by Vincent Lewis.

**VOTE:** Motion was approved by unanimous vote of members present.

**IV. Business Items**

**A. New Business**

**B. Economic Development Report**

David DuBois provided an overview of economic development activities for the month including updates on Project Azalea, Project Proterra (Interest in Athens Tech and adjacent 15.7 acres for a manufacturing company), Frey-Moss Structures planned expansion in Greensboro, and meeting with Alliance Corrugated.

**V. Public Comments**

Tommy Jeffords shared that the bond assignments previously approved by the board have not closed yet.

Henry Frey, Chief Operating Officer of Frey-Moss Structures, shared details of their planned expansion and possible annex into the City of Greensboro. Frey-Moss Structures is planning a significant, multi-phase expansion into Greensboro, a project estimated to take seven to eight years to complete. This will involve transitioning 250 to 300 employees from their current location in Conyers. The company's expansion is structured in two main phases. Phase 2, the immediate next

step, will represent a capital investment of approximately \$7 million. Following that, Phase 3 is planned with an additional investment of about \$5 million.

Salaries for the new Greensboro employees are projected to have a very wide range, from \$35,000 to \$300,000, reflecting a diverse range of roles within the company. According to Frey, the company is actively involved in building for well-known establishments, specifically 7 Brew coffee shops and Chick-fil-A restaurants. The announcement sparked questions from attendees, including Mark Engle and Mark Lipscomb, who focused on practical concerns like employee salaries, commuting, housing, and the company's strategy for sourcing the necessary labor force to support this large-scale operation.

**VI. Executive Session**

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

**VII. Adjourn**

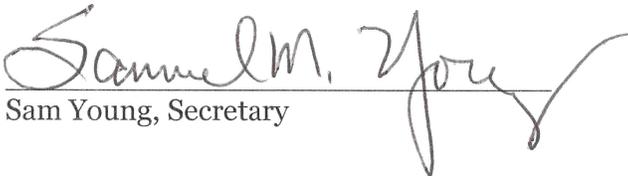
Chairman Tolleson asked if there was any further discussion needed and called for a motion to adjourn meeting.

**MOTION:** Motion to adjourn meeting was made by Sam Young and seconded by Vincent Lewis.

**VOTE:** Motion was approved by unanimous vote.

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, August 12, 2025.

This the 9th day of September, 2025.

  
Sam Young, Secretary