



GREENE COUNTY ECONOMIC DEVELOPMENT AUTHORITY

Board Meeting Minutes

Tuesday, May 18, 2021, @ 6:30 p.m.

Due to Covid-19, this meeting was held via Zoom Video Conference

CALL TO ORDER

- A meeting of the Economic Development Authority Board of Directors was held via Zoom Video Conference on Tuesday, May 18, 2021. Call to order at 6:30 pm with Mr. James Tsikerdanos, Chairman, presiding.

RECORD OF ATTENDANCE

- Members in Attendance: Abbey Heflin, Julia Roberts, James Tsikerdanos, Michael Payne, Matt Sweetanos
- Members Absent: Whitt Ledford, Paul Reickart
- Non-Members in Attendance: Bill Martin, Jay Willer, Alan Yost, Diana Gamma

ACCEPTANCE OF MINUTES

- Minutes from March 16, 2021, were distributed electronically to all board members. Mrs. Roberts moved to approve the minutes. Ms. Heflin seconded. Motion Passed unanimously.

FINANCIALS

- P & L and Balance sheets for EDA and Tourism were distributed electronically to all board members. No questions.

REPORTS OF OFFICERS, COMMITTEES, and the ECONOMIC DEVELOPMENT and TOURISM DIRECTOR

- Mr. Yost provided the following updates:
 - Frito Lay – ENS engineer finished storm water report last week
 - Villages at Terrace Greene – project deferred to June Planning Commission meeting
 - TOT monies – up 11.3% in first 10 months with the potential to be up 15-20%; tourism remains one of the strongest economic contributors for the county
 - Starbucks – construction moving along quickly
 - Greene Farmers Market – very successful; hoping to have a few music events scheduled for this summer at Greene Commons
 - TJPD - working with Greene and Albemarle to develop a North 29 traffic concept plan
 - 50 acres in the Business Park – concept plan developed for multiple pads; looking to market with the right anchor to get it going
 - Ashbury – working with commercial broker on sale of Ashbury International

COMMENTS FROM THE PUBLIC

- Mr. Young – has an issue with lending of tax dollars no matter the origin; asked if the EDA should be lending money or participating in lending programs; is opposed to EDA's lending practices; stated that Greene EDA does not have a good track record for lending money

- Mr. Kilpatrick – does not believe micro loan project should be a function of government; if the money is coming in from federal grants and can't be rejected, he suggested finding a local business or a local person to be employed as a loan officer by EDA rather than using CIC; regarding STAR grant request, money going in and out of STAR should be put on hold due to the recent allegations against one of the STAR officers
- Ms. Baker – STAR grant request should be tabled for right now; would want more information about actual costs involved for next phase

OLD BUSINESS

- Review CIC Program agreement – Discussion regarding the EDA's draft document with comments from the board regarding the 16-week program requirement and the pros and cons surrounding that; no decisions were made

NEW BUSINESS

- Review STAR grant request – Mr. Don Pamerter requested \$15,000 to help with the next phase of the revitalization efforts in Stanardsville which includes better street lighting and completion of the sidewalks to the east and the west; decision was postponed to the next meeting in order for the EDA to gather more information
- Vote on Right of First Refusal – the Ashbury International property is being sold. Mrs. Roberts moved to waive first right of refusal to purchase the Ashbury International property located in the business park. Mr. Sweetanos seconded. Motion passed unanimously.
- Election of New Officers:
 - Mrs. Roberts moved to nominate Mr. Tsikerdanos as Chairman. Mr. Sweetanos seconded. Motion passed unanimously.
 - Mrs. Roberts moved to nominate Mr. Payne as Vice-Chairman. Mr. Sweetanos seconded. Motion passed unanimously.
 - Mrs. Roberts moved to nominate Mr. Sweetanos as Treasurer/Secretary. Ms. Heflin seconded. Motion passed unanimously.
- Future Audits – the EDA and Mr. Yost will investigate a more affordable firm to perform the annual audits

NEXT MEETING DATE

- The next regular meeting of the EDA will be on Tuesday, July 20, 2021, at 6:30 p.m. via Zoom

ADJOURNMENT

- Mr. Sweetanos moved to adjourn the meeting. Mrs. Roberts seconded. Motion passed unanimously. Meeting adjourned at 8:12 pm.