



## **GREENE COUNTY ECONOMIC DEVELOPMENT AUTHORITY**

### Board Meeting Minutes

Tuesday, July 20, 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, July 20, 2021. Call to order at 6:30 pm with Mr. James Tsikerdanos, Chairman, presiding.

#### **RECORD OF ATTENDANCE**

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

#### **ACCEPTANCE OF MINUTES**

- Minutes from May 18, 2021, were distributed electronically to all board members. Mr. Sweetanos moved to approve the minutes. Mr. Ledford seconded. Motion passed unanimously.

#### **FINANCIALS**

- P & L and Balance sheets for EDA and Tourism were distributed electronically to all board members. No questions. Mr. Sweetanos moved to accept the financial reports. Mr. Reickart seconded. Motion passed unanimously.

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

- Mr. Yost provided the following updates:
  - BOS will be hearing the Villages at Terrace Greene at next week's meeting (7.27.21)
  - Villages is very important to the county and has been advantageous in generating excitement and interest in Greene County. One project is a \$400M investment and another is a \$10M. A current business that was just purchased and potentially leaving Greene is now considering staying in Greene due to the possible development of the Villages and adding more jobs.
  - he urged members of the EDA and the community to attend the BOS meeting

#### **COMMENTS FROM THE PUBLIC**

- Mr. Kilpatrick – Mr. Tsikerdanos read email comments from Mr. Kilpatrick; Mr. Kilpatrick's comments addressed the CIC loan program
  - He said it appears to be a solid program and believes it would cost more to administer the program separately than the county would recoup from any interest or administration fees.
  - He asks if CIC has a solid funding stream, what advantage do Greene borrowers gain from EDA monies being added in? Does it simply increase the amount available to be lent or are there other advantages?

- He is concerned with requirement of the borrower to attend classes in Charlottesville and is attending classes in Greene a possibility?
- He was unimpressed with the STAR grant presentation; he believes there needs to be a bit more transparency on how this money is spent, what is the bidding process if there is one, what are the administrative/consulting fees that to whom they are being paid. Is the budget being responsibly managed as it would be in a profitable private corporation. He thinks everyone would also love to see any visual conception of the next phase and an updated website as well. If STAR is close to meeting the matching funds, he would say go ahead with the grant but with the promise that the above requests be met as soon as possible. He thanked Don (Mr. Pamerter) for his work, offered his help with the visual website and plugged the Groovin' in Greene event to be held on 7.31.21.
- Ms. Baker – thanked the EDA chairman for answering her questions via email; in regards to the STAR alliance request: she has a lot of questions about STAR alliance and is concerned about giving that kind of money when we really aren't seeing where the money is going to; we're only seeing pictures; we aren't seeing layouts and financials of who's creating the bids, who's getting those bids. She would like to see more up front and more information disclosed to the public before we give money away. She wants to see Stanardsville survive and loves what's happening at the commons. She just wants more information.
- Mr. Payne – acknowledges a conflict of interest and so can not vote in the matter of STAR; but he can speak as a free and private citizen and as a resident of Stanardsville; he attends many of the Town Council meetings; he is very comfortable with where STAR is headed; they are accomplishing what they have set out to do; he encourages everyone to come to Town Council meetings on the second Monday of the month at 7:30 pm; Mr. Dye and Mr. Pamerter give regular updates. He hopes that this council will consider this request, if it is made, favorably. He invited everyone to join the Haunted Tours of Stanardsville on October 30.

## **OLD BUSINESS**

- Review CIC Program agreement
  - Mr. Tsikerdanos clarified that CIC will manage the micro lending process; the funds committed are from the funds acquired by the sale of the business park many years ago not funding from the county; Section 5 under endorsements has an added exit clause for future boards if they should choose to leave CIC's funding program; if our loan fund isn't able to provide a big enough funding offer, CIC may be able to assist; no requirement for a business to have to go through the 16 week training program if they have been in business generating sales for 6 months
  - Mr. Stephen Davis from CIC gave a brief history on CIC and was available for questions and answers during the EDA's final discussion regarding the MOU.
  - Mr. Reickart moved to approve the CIC MOU. Mr. Sweetanos seconded. Motion passed unanimously.

- Discussion ensued regarding the specific amount of money available for the micro loans. Mr. Ledford moved that the EDA allocate \$50,000 for micro lending. Mr. Payne seconded. Motion passed unanimously.
- Review STAR grant request
  - Mr. Tsikerdanos previously sent out an information packet designed by Don Pamerter and Roy Dye to EDA board members.
  - Mr. Pamerter and Mr. Dye shared information in response to public comments about the grant process, the use of the monies awarded to STAR for the Town streetscape, the town's contract with Thomas Jefferson Planning Commission to be the project manager and with Draper Aden Associates to be the engineer and maintain detailed budget tracking spreadsheets, the required VDOT procedures, and the Perry Foundation \$25,000 grant subject to matching new funds and completion of the project.
  - Mr. Reickart moved on the approval of a \$15,000 grant for the STAR foundation in relation to their current VDOT fund raising efforts. Ms. Heflin seconded. Roll call vote: Mr. Sweetanos, aye; Mr. Ledford, aye; Mr. Reickart, aye; Ms. Heflin, aye; Mr. Payen, abstain, Mr. Tsikerdanos, aye. Motion passed.

#### **NEW BUSINESS**

- No new business

#### **NEXT MEETING DATE**

- The next regular meeting of the EDA will be on Tuesday, September 21, 2021, at 6:30 p.m. via Zoom

#### **EXECUTIVE SESSION**

- Mr. Ledford moved to invite Mr. Willer, Mr. Martin, Mr. Yost, and Ms. Gamma to join the executive session. Ms. Heflin seconded. Motion passed unanimously.
- Mr. Tsikerdanos asked for a motion to enter into executive session pursuant to Section 2.2-3711 (a.4.) of the code of Virginia:
  - A.4. The protection of privacy of individuals in personal matters not related to public business.
  - Mr. Reickart moved to enter into executive session. Mr. Sweetanos seconded. Motion passed unanimously
- Mr. Tsikerdanos asked for a motion to return to open session.
  - Mr. Ledford moved to return to open session. Mr. Sweetanos seconded. Motion passed unanimously.
- All members certify that only public business matters lawfully exempted from the open meeting requirement and only such matters as identified by the motion to enter into executive session were discussed. Mr. Sweetanos moved. Mr. Ledford seconded. Roll call vote: Mr. Ledford, aye; Mr. Sweetanos, aye; Mr. Reickart, aye; Ms. Heflin, aye; Mr. Payne, aye; Mr. Tsikerdanos, aye
- Whitt moved that the EDA moves forward with the payments coming from Bein Hospitality for the balance due on the loan that was made to them as well as the interest. The total amount of that being \$43,775.06 to be paid in 3 monthly installments on the 15<sup>th</sup> of August, the 15<sup>th</sup> of September, and the last payment on the 15<sup>th</sup> of October in the year 2021 therefore making the amount paid in full. Mr. Payne seconded. Motion passed unanimously.

## **ADJOURNMENT**

- Mr. Payne moved to adjourn the meeting. Mr. Sweetanos seconded. Motion passed unanimously. Meeting adjourned at 8:48 pm.