



GREENE COUNTY ECONOMIC DEVELOPMENT AUTHORITY

Board Meeting Minutes

Tuesday, September 18, 2015, @ 6:00 p.m., Economic Development Office Conference Room

CALL TO ORDER

A meeting of the Economic Development Authority Board of Directors was held at 8315 Seminole Trail, Ruckersville, Virginia on September 15, 2015. Discussion began at 6:00 p.m., with Ms. Julia Morris, Chairman, presiding. A quorum was present at 6:06 pm; all motions/official actions listed below were voted on after this time.

RECORD OF ATTENDANCE

Members in Attendance: Julia Morris, Michael Payne, Karen Tucker, Amy Hollis, Dan Goff

Members not in Attendance: Don Pamerter

Non-Members in Attendance: Alan Yost, Diana Gamma, Jay Willer, Bill Martin

ACCEPTANCE OF MINUTES

Karen Tucker moved to accept the August minutes. **Amy Hollis** seconded. **Motion carried.**

FINANCIALS

P & L and Balance sheets were distributed via email to all board members and hard copies were available at the meeting. These reports were reviewed. Confirmation was received that the 2014-2015 audits took place on August 18, 2015.

REPORTS OF OFFICERS OR COMMITTEES

Julia Morris stated that based on a previous meeting, it was suggested that Data would no longer be pursued. The question arose as to which committees are still active and needed to attain the goals of the EDA.

Data Committee – This committee will be removed. **Michael Payne** suggested that it be reviewed annually.

Marketing Committee – **Mr. Payne** suggested working on a marketing piece to highlight business success in Greene. Questions arose as to how to choose the business to be highlighted in an unbiased

manner. **Mr. Payne** also requested that members of the board compose and submit a “Dear Juliette” letter, explaining the opportunities and benefits of living in Greene County. These letters should be submitted to Mr. Payne in the next 60 days.

Finance Committee – **Alan Yost** suggested that the EDA take the next step to becoming a bonding and lending organization. **Ms. Morris** felt that this should be a group effort and when specific tasks arose, members would be appointed or could volunteer to pursue that task. **Mr. Yost and Ms. Morris** both suggested brainstorming potential goals for both marketing (i.e. identify successful businesses in the County) and financing (i.e. micro loan programs and bonding). **Jay Willer** suggested that specific people be assigned to specific tasks in order to be successful. **Ms. Morris** asked members of the board to attend the next meeting with ideas, goals and suggestions.

Infrastructure Committee – This committee will be removed. As Director of Economic Development and Tourism, **Mr. Yost** is already investigating and researching this topic for the Greene County comprehensive plan.

Mr. Payne was interested in seeing a report regarding new businesses opening in Greene. **Mr. Yost** explained the difficulty in getting that information from the Commissioner of Revenue’s office but is currently working on compiling a list. **Bill Martin** suggested inviting Larry Snow, Commissioner of Revenue, to an EDA Board meeting to discuss new businesses and how to track them. **Ms. Morris** felt that Mr. Snow would prefer a more intimate meeting with just Mr. Yost and herself present. **Ms. Morris** decided to table this discussion until the next meeting.

OLD BUSINESS

Ms. Hollis asked about the bylaws and whether or not they have been approved by the Board of Supervisors. **Mr. Yost** indicated that they have not been approved and will continue to pursue this.

Mr. Martin was interested in whether or not the Industrial Park variance had been resolved. At this time, **Mr. Yost** is still waiting on a response from Bart Svoboda.

NEW BUSINESS

Mr. Yost introduced a new bonding opportunity for the EDA. The owner of a property on Route 29 is willing to sell the 2 acre parcel to the Visitor Center at a cost well under the appraised value in order for the Visitor Center to have a prominent and permanent location. Is it possible for the EDA to issue a bond for this? Potential tenants and retail space would provide additional income to help finance the property. **Mr. Willer** suggested that the board contact the State bonding authority for information regarding guidelines, restrictions and opportunities. **Mr. Payne** inquired about any restrictions put on the sale of the property and at this time, there are none. **Mr. Payne** felt this was a huge plus in the event that the property would need to be sold in the future. In summary, **Ms. Morris** stated that EDA supports the idea of a bond and would like **Mr. Yost** to move forward with the investigation and to bring back more

information at the next meeting. **Mr. Martin** suggested a detailed financial analysis be complete before presenting to the Board of Supervisors.

NEXT MEETING DATE

The next meeting will be on Tuesday, October 20, 2015, at 6:00 p.m. at the Economic Development Office Conference Room

ADJOURNMENT

Ms. Morris adjourned the meeting at 6:56 p.m. **Mr. Hollis** moved to close the meeting. **Ms. Morris** seconded. **Motion Carried.**

COMMENTS FROM THE PUBLIC

Mr. Willer reminded those present at the meeting that the Planning Commission meeting will be held on Wednesday, September 16, 2015. Topics to be discussed and/or decided upon are: proposed gun range, changes in language for how SUPs (special use permits) should be reviewed, and “farm stay” opportunities.