



GREENE COUNTY ECONOMIC DEVELOPMENT AUTHORITY

Board Meeting Minutes

Tuesday, October 20, 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 October 20, 2015. Discussion began at 6:01 p.m., with Ms. Julia Morris, Chairman, presiding. A quorum was present at 6:09 pm; all motions/official actions listed below were voted on after this time.

RECORD OF ATTENDANCE

Members in Attendance: Julia Morris, Don Pamerter, Amy Hollis, Dan Goff

Members not in Attendance: Michael Payne, Karen Tucker

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

ACCEPTANCE OF MINUTES

Dan Goff moved to accept the September 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.

REPORTS OF OFFICERS OR COMMITTEES

Julia Morris suggested brainstorming goals for marketing and finance committees. **Don Pamerter** will send out previous Marketing Committee goals via email for members to review before the next meeting.

Ms. Morris is interested in revolving loan funds and issuing bonds. **Alan Yost** displayed the current revolving loan fund plan/description from 2012; he will email the documents for the members to review before the next meeting. **Mr. Pamerter** suggested considering who would maintain and be the administrator of a loan or bond account. **Mr. Yost** believes research on bonds should begin now so that they are prepared and ready to go when the need arises; he will contact Kim Powell as a starting point for gaining information per **Ms. Morris'** recommendation.

Ms. Hollis would like to tour the Haney Ripley daycare center in order to see how the EDA loan has been put to use and to congratulate the owners.

Mr. Goff inquired about the Vietnam Museum but the EDA has not heard from them in months. He also inquired about the EDA property; it has been shown but still no interest at this time. **Ms. Morris** stated that two businesses in the Business Park will possibly be closing and that real estate in the area is not moving. **Mr. Goff** suggested a business broker like Sunbelt might be able to help those businesses.

OLD BUSINESS

Bylaws: what is the approval status? The latest version of the bylaws was never approved by the Board of Supervisors (BOS). **Mr. Yost** displayed this latest version with suggestions for revisions and the EDA discussed possible revisions. **Mr. Yost** will email this version to the EDA members and **Mr. Pamenter** will search for any newer documents. **Mr. Pamenter** suggested starting a dialog with the BOS in which the EDA presents its goals, strategies and action plan, and solicits their input - as described in the bylaws. **Bill Martin** indicated that the EDA first needs to develop a mission statement and then approach the BOS. **Mr. Yost** suggested that the BOS should choose which model the EDA should follow and define clearly the individual roles of the EDA and of the Economic Development and Tourism Department. **Mr. Martin** again stated that the EDA needs to choose its model and then approach the BOS. Discussion continued regarding the EDA's role in conjunction with **Mr. Yost's** job as Director of Economic Development and Tourism. **Ms. Morris** suggested that the EDA set goals with timelines; if those timelines are not met, then reevaluate the EDA's role. **Mr. Goff** proposed that everyone read the materials being emailed before the next meeting and come to that meeting prepared to make suggestions for revising the bylaws and for the direction and goals of the EDA.

As a follow up from the last meeting regarding contacting Mr. Larry Snow, **Mr. Pamenter** reiterated that Mr. Snow is amenable to meeting with the EDA. **Ms. Morris** would like a defined mission for the meeting with Mr. Snow. **Mr. Goff** said the goal in meeting is to get control of current and new business information in a non-personal identification format so that we understand what our business community is which will in turn inform our direction, the Director's direction and the people inquiring about businesses in the area. **Mr. Pamenter** would like to know what it would take for Mr. Snow to easily gather this information, perhaps a new program. **Ms. Morris** will meet with Mr. Snow to determine how the County classifies/identifies new, old and existing businesses. **Mr. Goff** suggested **Ms. Morris** offer self-funding to Mr. Snow in order to get this information.

Park Variance: **Mr. Yost** stated that Mr. Svoboda's recommendation is to grant the waiver with a comment that says the waiver will become active at the time the site plan is approved. **Mr. Goff** moved to follow the recommendations of Mr. Svoboda, Planning Director, and grant the waiver requested by the owner, Chris Anderson, subject to the acceptance of the site plan. **Ms. Hollis** seconded. **Motion carried.**

Visitor Center Purchase: **Mr. Yost** stated that in order to move forward with the purchase of a new Visitor Center, one of three things would have to happen:

1. BOS budget \$500,00
2. Fund raise \$500,000

3. Develop a business model that permits leasing of part of the property to help pay the mortgage and to have a retail shop with local crafts. He also suggested that a fallback plan would need to be available in the case of a lessee leaving and as a result, mortgage payments not being made.

Ms. Hollis wondered if the building is historical and could receive funding. **Mr. Pamerter** stated that historical and old houses are expensive to maintain; also asked about taxes because to get a Federal grant, the property has to be commercial. **Ms. Morris** said research would need to be done regarding a repayment schedule if an EDA bond is issued. **Mr. Goff** believes purchasing a visitor center is a bad idea and does not see the value of increasing the overhead of the EDA. **Mr. Yost** believes there is value with better visibility and promotion of local products. **Mr. Pamerter** agrees that purchasing this property is not a good idea. **Ms. Morris** stated that it would be difficult to raise funds and a loan would not be granted if mortgage payments were dependent on money from leasing part of the property.

NEW BUSINESS

Dan Pamerter would like to postpone the update on Stanardsville to the next meeting due to the late hour. He also complimented the success of the Virginia Clay Festival. Discussion ensued regarding the Virginia Clay Festival and the positive impacts for the future.

Mr. Goff questioned whether the new indoor soccer facility was the best business to put into an M1 property; he remembered a discussion about the roller derby being an inappropriate use for an industrial area and thought that is was discouraged. He was unaware that the roller derby was currently occupying space in the same industrial area and was pleased that Philips was bringing in revenue as a result of the two sports businesses. **Mr. Goff** also volunteered to talk to Lock-in regarding music for the next Virginia Clay Festival and encouraged everyone to vote on November 3.

Ms. Morris suggested planning on an extra-long meeting next time.

NEXT MEETING DATE

The next meeting will be on Tuesday, November 17, 2015, at 6:00 p.m. at the Economic Development Office Conference Room.

ADJOURNMENT

Ms. Morris adjourned the meeting at 8:08 p.m.

COMMENTS FROM THE PUBLIC

Mr. Martin shared with the group that the Ruritan Club voted unanimously to end the Farmer's Market due to its dwindling participation.