



GREENE COUNTY ECONOMIC DEVELOPMENT AUTHORITY

Board Meeting Minutes

Tuesday, May 17, 2016, @ 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 May 17, 2016. Call to order at 6:01p.m., with Ms. Julia Morris, Chairman, presiding.

RECORD OF ATTENDANCE

Members in Attendance: Julia Morris, Don Pamerter, Michael Payne, Amy Hollis, Whitt Ledford, Deanna Wills (via conference call)

Members not in Attendance: Karen Willard

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

ACCEPTANCE OF MINUTES

Don Pamerter moved to accept the January 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

Bonding Update: **Ms. Morris** asked Mr. Yost to email the Daniel Lauro presentation from the January board meeting. The EDA would like to start generating bonds for Greene County and/or other municipalities. The EDA will reach out to Daniel Lauro to establish the next steps to be taken. It is understood that any bonding will need to be brought up in a public hearing and will need the approval from the Board of Supervisors. **Mr. Pamerter** had questions regarding who is liable in the case of default on the bond. Ms. Morris referred to page 4 of Mr. Lauro's presentation which indicated that the lender is liable; the EDA is only a 3rd party facilitator required in bonding proceedings. Mr. Pamerter also wondered, once the EDA becomes a bonding agent, how does the EDA advertise themselves as such? **Mr. Yost** stated that it is his understanding that the EDA contacts bonding attorneys to let them know they are now a bonding agent and then the attorneys will contact the EDA if/when needed. **Ms. Hollis** wanted to know how many bonds can be done per year. **Ms. Morris** indicated \$10 million per 12 month period.

OLD BUSINESS

Bylaws: **Mr. Yost** stated that the bylaws will be presented to the Board of Supervisors during one of the two June Board of Supervisors meetings.

Stanardsville Revitalization update and funding request: **Mr. Pamenter** noted the following:

- Finalized with Draper Aden for the streetscape work
- Raised \$50,000 of \$90,000 as part of 4:1 match with the state
- Main Street is being paved and the crosswalks will be retained
- Community Development Block Grant was submitted on March 23; it will be used for a combination of blight removal, low/moderate income residential unit upgrades, business façade upgrades, and a farmer's market pavilion/entertainment venue/park. Blue Ridge Heritage memorial is being considered to be located at the front of the venue/park. Approval for the grant will not occur until mid-July or later. **Mr. Yost** displayed an architectural rendition of the farmer's market and Blue Ridge Heritage memorial. Donations of time for work on the farmer's market/landscape project were discussed. **Ms. Wills** suggested contacting Kohl's as they have their employees do community service plus a \$500 donation.
- Architectural services for the William Mills House will be completed in four phases by Powell Studio architects at an exceptional cost of \$4,800, which was contributed by the Town of Stanardsville. Phase 1 includes the measurements and drawing of the house as it is today; Phase 2 will be the assessment of all of the systems and identification of any problems; Phase 3 will be drafting what the building can be, and Phase 4 will be working with STAR to guide them in a cost-effective agreement for rehabilitation with a contractor. STAR will negotiate an agreement with the architect and the contractor for the rehabilitation effort. The William Mills house will be leased by John Pluta and Holly Horan as a bakery/coffee shop and occasional pub/music venue with the second floor being vacation rentals. **Ms. Wills** wondered if a past discussion regarding water in Stanardsville would adversely affect the restoration and use of the William Mills House. **Mr. Martin** indicated that this is an infrastructure and water supply issue; it is being worked on with the Board of Supervisors.
- The EDA approved a \$30,000 donation to STAR on October 21, 2014. A motion was made that the funds dedicated on October 21, 2014 to STAR for \$30,000, will still be donated to STAR but \$15,000 will be dedicated to STAR for the streetscape and \$15,000 dedicated to the William Mills House restoration. **Mr. Pamenter** moved to accept. **Mr. Payne** seconded. **Motion passed.**

Business Park Lot Update: **Ms. Morris** stated that the site plan was approved today (5/17/16) and the closing papers are ready to be signed by the buyer.

Email Correspondence: Two items requiring a vote via email were sent out on May 12, 2016.

- EDA has voted unanimously to waive their right of first refusal regarding the sale of parcel F in the Greene County Industrial Park.

- EDA has voted 5 yays, 2 nays to offer a small business loan to Bein Hospitality LLC. Dayton Haugh is the attorney writing up the loan agreement.

4th of July Update: **Mr. Payne** provided an update on the 4th of July celebration in Stanardsville. He mentioned the addition of clowns, a donation of gas for the hot air balloons, required insurance for fireworks, sign-ups for a dunk tank, need for more volunteers, and advertising. **Ms. Hollis** added that she was able to line up two bands for free but still needs a stage.

NEW BUSINESS

No new business.

NEXT MEETING DATE

The next meeting will be on Tuesday, June 21, 2016, at 6:00 p.m. at the Economic Development Office Conference Room.

ADJOURNMENT

Ms. Morris adjourned the meeting at 7:14 p.m.

COMMENTS FROM THE PUBLIC

None