



GREENE COUNTY ECONOMIC DEVELOPMENT AUTHORITY

Board Meeting Minutes

Tuesday, January 17, 2017, @ 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 January 17, 2017. Call to order at 6:00 p.m., with Mrs. Julia Morris Roberts (Mrs. Roberts), Chairman, presiding.

RECORD OF ATTENDANCE

- **Members in Attendance:** Julia Roberts, Don Pamerter, Michael Payne, Amy Hollis, Whitt Ledford
- **Members not in Attendance:** Bill Schmidt
- **Non-Members in Attendance:** Alan Yost, Diana Gamma, Bill Martin, Jay Willard

ACCEPTANCE OF MINUTES

- Minutes from September and November were previously distributed electronically to all board members. There were no questions or concerns. **Don Pamerter** moved to accept. **Whitt Ledford** seconded. Motion passed.

FINANCIALS

- P & L and Balance sheets were distributed via email to all board members and hard copies were available at the meeting. Explanations regarding the retained earnings column were distributed electronically. There were no questions regarding financials.
- **Mrs. Roberts** reminded the board that the Haney-Ripley Inc note is due 2/27/17; she has been in communication with Mr. Ripley regarding this date. At this time, status is unknown as to how Haney-Ripley Inc will be handling the note when it is due.

REPORTS OF OFFICERS OR COMMITTEES

- **Bonding Update:** **Mr. Yost** has been in continual contact with McGuire Woods regarding bonding; McGuire Woods has indicated that bonding can be done immediately if/when the need arises.
- **Mr. Yost** is interested in designing a formal land offer incentive program for potential businesses locating to Greene with the cooperation of the County Administrator, the Board of Supervisors, and the EDA/EDA bonding opportunities. Mr. Yost has been in discussion with McGuire Woods site selectors and Draper Aden engineers regarding the development of the package. His thoughts

are that the EDA purchase the land via an EDA bond and give the land to a prospective business. This business would be in charge of all improvements and would have a required performance agreement. The bond would be paid off via the county's machine & tools tax over a designated number of years. Consensus among the EDA board members was to continue pursuing the concept.

OLD BUSINESS

- Premier Vinyl/Century Link: **Mr. Yost** stated that there are no utility easements in the Business Park so in the past, the cable company took the shortest route possible when laying cables. Century Link has paid to move the cable though the owner is still upset about a \$15,000 expense incurred due to costs directly related to the delay of construction as well as other costs. The owner expects Century Link to pay for this loss but Century Link has refused. The EDA money was not needed/used to help with the cable relocation.
- Farmers Market/Pavilion: **Mr. Pamenter** gave a status update on the Farmers Market/Pavilion. Currently, a lease agreement has been drafted between Stanardsville and Greene County whereby the county will lease to Stanardsville the property for the period of construction. The lease will then revert back to the county at the completion and all structures will be donated to the County. A Memorandum of Agreement (MOA) is being developed for how the facility will be managed, etc. Discussion of those present included:
 - Who will pay for & do the maintenance at the facility
 - Possible 3rd party board for management of marketing, scheduling, maintenance...
 - Confirm that the structure is allowed to be donated to the county per grant regulations

Mr. Pamenter is hoping that construction will be complete by the 2018 growing season thought according to the grant regulations, construction must be completed by March, 2019. Mr. Pamenter also shared information he gathered from talking to the operating personnel of a farmer's market in Nova Scotia with similar demographics to Greene County and Stanardsville. Information such as vendor type, products sold, fees, etc. was obtained. Mr. Pamenter has since developed a list of tasks which will need to be done as well as a template budget for running the farmers market/pavilion. He also suggests starting a 501-3C and potentially having experienced volunteers before hiring a paid manager. **Mr. Payne** suggested contacting the Proffitt family for potential involvement. **Mr. Yost** is still pursuing a farmer's market in Ruckersville at Tractor Supply in the interim to engage the community and get them excited about it. **Mr. Ledford** questioned whether or not the interim market should be in Stanardsville and Mr. Yost's thought is that if it's in Ruckersville and gains a following then when it moves to the new pavilion, it will already have an engaged audience.

NEW BUSINESS

- Joan Palmer will be closing her antique store and is looking for guidance as to how best to use the property. Suggestions were requested.
- Mr. Payne knows of someone looking to purchase 1-2 acres of land for a meeting hall within Greene County. The property must easily accessible and have ample space for parking. A

suggestion was made to look at the burned property on 230; Mr. Pamerter indicated that the property has been taken over by Social Services and is currently trying to sell it. He suggested that Mr. Payne contact James Howard at the Social Security office.

- Mr. Martin noted that solutions for broadband in the county are being discussed. Mr. Payne suggested the county reach out to Dr. John O Rob Marsh who was a key player in getting broadband to the firehouse in Raphine via a grant.
- Swift Air is being auctioned off on January 20. Mr. Yost asked for any suggestions on potential buyers. Mr. Payne suggested contacting Robert Watson of Roto Rooter.
- Mr. Willer noted that there is a vacancy on the Planning commission.
- Ms. Hollis noted that a fundraising golf tournament will be held in May.

NEXT MEETING DATE

The next meeting will be on Tuesday, February 21, 2017, at 6:00 p.m. at the Economic Development Office Conference Room.

ADJOURNMENT

Mrs. Roberts adjourned the meeting at 7:15 p.m.

COMMENTS FROM THE PUBLIC

None